

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
MARCH 12, 2015**

MINUTES

1. **Call to Order.** The meeting was called to order at 4:02 p.m.
2. **Affirmation of Attendance and Quorum.** Board members in attendance either in person or via conference call were Jim Hafemeister, Charles Williams, Betsy Burton, and Tod Hunt. A quorum was established.

Representing Mountain Managers were Phil Wells and Judy Freese.

3. **Owner Forum.** No owners other than the Board members were in attendance.
4. **Approval of Minutes from the 12/11/14 Board meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Repair and Maintenance Report** covered the period of 12/14 through 1/15 and contained 2 pond related items. The Franklin control panel was replaced on the back pond along with pulling the pump, replacing the motor and reinstalling the pump on the existing pump frame. Pat Wallace was reimbursed for heat tape, front pond, temporary workers and landscaping. It was noted that Pat has not yet been reimbursed for the new aerator on pond 1 and chemicals. The HOA's portion of these invoices will be \$2,286.

6. **Financial Report.**

- A. January financials were reviewed. Income was ahead of the budgeted amount by \$5,293. On the expense side, expenses were \$142 over budget. The HOA showed a positive net of \$5,150 at the end of January.

The balance in the checking account was \$12,087.66 and the balance in the money market account was \$112,414.75. There were four delinquencies noted; none over 30 days.

7. **Old / New Business.**

- A. Jim asked about snow piles/melting. Some melting has occurred but there are still some very large piles of snow, especially at Tod's home (510NC) where it has become extremely difficult to see around the corner. The plow contractor should have spread the snow more evenly among other lots. There are several lots where snow can be stacked. Snow needs to be pushed back further on these lots early in the season to allow for sufficient snow storage. Mountain Managers will remind the contractor about where to push snow going forward. If possible, the piles around Tod's lot will be cleaned up next week while the weather remains warm. Mountain Managers will contact the contractor and see if this can be accomplished.
- B. The Adventure Center sign is still in the middle of the path. Pat removed the sign and returned it to the Adventure Center but they became very upset stating the City permitted them to place the sign on the path; they put the sign back. This

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will be dangerous if it remains once bike season begins. The sign is not very effective since it can't be seen until you are very close to it. It was noted that the bus stop at the Senior Center results in a lot of foot traffic. This could be lessened if there was a bus stop closer to the Adventure Center. It was suggested that the Board contact Kim Cancelosi regarding bus routes and the possibility of adding another stop.

- C. The path from the road to behind the dumpster often needs to be cleared of rocks/stones. This will become part of the job for the newly formed PLC (Pond & Landscape Committee).
 - D. The parking issue at 540WC seems to have been solved since the owner was sent a warning letter.
 - E. The van has not been removed from 525NC. A second letter will be sent giving the owner until 5/1/15 to remove the van from the premises.
 - F. A letter will be sent to 530 NC regarding the jeep parked in the yard.
 - G. Lot 48 has been sold and the owner is planning on building. Betsy has a rough sketch and she and Mike Shult will be meeting with the owner's architect again next week. Betsy asked if someone else would like to participate in the DRC proceedings. It was decided that Betsy would keep the Board apprised of the progress and will have progress copies forwarded to Mountain Managers for the files. These can be reviewed at each Board meeting.
 - H. Betsy noted that the annual walk through of the complex to identify homes and/or yards that are in need of attention will be done in early April. All Board members who are in residence are encouraged to participate. Betsy will notify the Board of the date. It was noted that the Design Review Guidelines require semi-transparent stain but after so many coats, it may be necessary to go to a solid stain. The Guidelines may need to be revised to reflect that solid stain is acceptable.
8. **Schedule Next Board Meeting:** The next Board meeting will be on Thursday, July 9, 2015, 4:00 p.m. at Mountain Managers.
9. **Adjournment.** A motion was made and seconded to adjourn the meeting at 4:55 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

APPROVED:

Approved via e-mail

3/19/15

Jim Hafemeister, President

Date