

**WOODEN CANOE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 23, 2001**

MINUTES

1. **Call to Order.** The meeting was called to order by President Kim Cancelosi at 4:07 p.m. in Managers' conference room.

2. **Attendance and Quorum.** In attendance were:

Kim Cancelosi	President
Kick Masica	Vice President
Jim Forchtner	Secretary/Treasurer
Larry Warren	Member at Large

A quorum was established.

Mike Garver represented Managers Operating Co., Inc.

3. **Minutes of 11/20/00 Board Meeting** were approved as written.

4. **Financial Report.**

A. Five owners were shown delinquent on the April statements.

B. \$7,000 has been contributed to the component reserve account since January bringing the balance to \$15,409.73. The operating account balance was at \$1,105.26 at the end of April.

C. Factoring out the pre-paid dues and special assessment income, the Association is ahead of budget by \$897.

5. **Old Business.**

A. The Town may be relocating the speed limit signs this spring.

B. The Town will repaint the bike path crossing on Water Dance Drive.

C. The "Do Not Enter" signs on the lower center island need to be put on posts.

D. Board members are still having a hard time getting any of the government entities to take responsibility for removing the dead trees along the bike path. Larry Warren volunteered to contact Mayor Bob Muscatelli to solicit his help in getting the dead trees cut down.

E. Transfer of the wetlands to the Water Dance Master Association has been completed.

- F. Landscaping of the cul-de-sacs was discussed. When the landscaping was done last year, no weed barrier was used and now the cul-de-sacs are overrun with weeds. Neils Lunsford Nursery has suggested a product which is rather expensive and would require four to five applications. This would not preclude the weeds from returning annually due to the lack of weed barrier.

The Board resolved to get two or three bids to remove existing mulch, cut down weeds, install weed barrier, and add 3" of mulch. Bid will include cutting weed barrier around existing trees and flowers. It was noted that Water Dance Townhomes is doing extensive landscaping with Natural Gardens this spring. Natural Gardens will be contacted to bid the cul-de-sacs and Managers will provide a bid.

Managers was asked to weed spray the wild daisies on both sides of both streams leading to the ponds. Additionally, several small lodge pole pines have died and need to be removed by pond #1 behind the rock Wooden Canoe sign.

- G. The Board has not received any report from the committee for Sign Covenants.
- H. Both ponds are up and running. The fish were delivered on May 12, 2001. Pond #1 has one pump which is not functioning and will need to be replaced after Labor Day.
- I. A bid for painting the fence surrounding Wooden Canoe was provided by Managers in the amount of \$2,204. After discussion, the Board approved the bid.
- J. The dumpster has been changed out from a 4 yard to a 6 yard dumpster with twice a week pickups. This was done on a recommendation from Waste Management. The Board will monitor the situation to determine if this is satisfactory.

Managers was asked to contact Waste Management and ask that the driver replace the re-cycle bins within the enclosure after pickup. Signs are to be placed on the dumpster enclosure denoting the days of pickup and to please break down cardboard boxes.

6. **New Business.**

- A. A bid for spraying the pine beetles, provided by Preventive Tree Spraying in the amount of \$8,450 for 950 trees, was presented to the Board. The bid is for almost three times the number of trees previously sprayed several years ago. The Board requested that Preventive Tree Spraying clarify its bid before proceeding. Additionally, trees within the building envelope on lots 14, 35, 49, and 50 should be omitted from the bid as construction has already started or will commence soon. The cost of spraying will come from the component reserve account rather than impose another special assessment.

- B. The December 16th memorandum from Steve Matushak was reviewed. Kim initially responded to Mr. Matushak stating that the memorandum would be an agenda item at the next Board meeting. She also sent a detailed outline of Managers' duties and responsibilities.

While the Board appreciated Mr. Matushak's offer to help with financial planning and control, they felt that this was their responsibility and, in fact, was one reason they were elected to serve on the Board.

- C. Lot 8, Steve Matushak, has displayed "Open House" signs and ribbon banners on his home on several occasions. Dick Masica feels that while this may not specifically violate the covenants, it's violating the spirit of the covenants. The Board requested a letter be sent to Mr. Matushak by Managers. Dick Masica will draft the letter and forward to Managers for mailing.

- D. Speeding and methods of speed control within the complex were discussed. This has been a continuous problem with little support from the Town about installing appropriate signage. Kim will contact Town officials and ask them to come out and look at the problem. Early morning and late afternoon hours are particularly hazardous.

- E. Frisco Town Clean-Up Day is June 2nd. Owners will be encouraged to participate. Areas of focus will be along the bike path, behind the fence, and around the lift station.

7. **The Date for the Bi-Annual Meeting** was set for July 7, 2001 at 9:00 a.m. at the County Commons. A picnic/barbecue will follow at 12:30 p.m. Kim will coordinate the picnic with other owners.

8. **Adjournment.** There being no further business, the meeting was adjourned at 6:57 p.m.

Signed:

Kim Cancelosi, President

Date

Michael A. Garver, Recording Secretary

Date

