

**WOODEN CANOE
BOARD OF DIRECTORS MEETING
NOVEMBER 8, 2003**

MINUTES

1. **Call to Order.** The meeting was called to order by President Gerry Hibbard at 9:15 a.m. at Mountain Managers' Frisco Office.

2. **Affirmation of Attendance and Quorum**
 - A. Board Members in attendance were: Gerry Hibbard, Donna Leavitt, Anthony Carestia, and Jim Hafemeister.

A quorum was established.

 - B. Representing Mountain Managers were Eric Gill, Dwayne Gill, and Cheryle Beres.

3. **Approval of Board Meeting Minutes from 9/12/03 & 9/19/03.** Minutes were sent to all Board members. Minutes were approved as written.

4. **Managers Report** (Attachment 1) was read by Cheryle Beres with a total of 8 work orders completed.

A compliment was given by all for the seal coating of the driveways.

5. **Financial Report**
 - A. September Financials (Attachment 2). The Association is in good shape for both the month and year-to-date. At the end of September, the checking account balance was \$12,118.87 and the money market account was at \$9,576.45

 - B. Proposed 2004 Budget and Fund Accounting Package (Attachment 3). A motion was made to approve the 2004 budget.

 - C. Preventive tree spraying will be changed to reforestation on the 5-year major component budgets.

6. **Old Business**
 - A. Tree spraying
 - (1) All Directors agreed that reforestation and increasing density is preferable to spraying trees any further. Mountain Managers will obtain bids in the \$9,000 range from a couple of landscaping companies.

- (2) Mountain Managers will call the Forest Service and try to get someone to talk about the future of the trees at the Annual Meeting on December 27th (i.e. length of time trees are expected to last, recommendations for replanting, etc.).
- (3) The Board would like to walk through the property with a landscaper before the Annual Meeting. A plan will be developed for the common areas and owners will be encouraged to replant their own property.

B. Design Review/Construction and Land Deposits (Attachment 4).

- (1) Minutes from the Design Review Board Meetings have not been received yet. Gerry will call Brian Platte and Betsy Burton for their minutes. Mountain Managers will then forward them to all Directors.
- (2) Anthony will call Baker, Hogan and Houx and explain that the neighborhood is unhappy with their charges and the amount of time they spent. A copy of the contract will be located and reviewed. The Board will approach a couple of people to find out if someone would be willing to serve as the 3rd person on the Board. The Association wants to save money in the future. The Directors will express their views on the direction the Design Review Committee should take in regards to professional consultation. Consultation will be necessary for rebuilds, remodels, etc. A half hour meeting with Baker, Hogan and Houx will be scheduled for discussion and review of their contract.
- (3) The Board decided that all three signatures will be needed for approval of refunds.
- (4) It was noted that the Design Review Board meets on the 3rd Thursday of each month.

C. Dumpster

- (1) Power to the dumpster will be checked by Gerry. He has some ideas on how to get electric power to the dumpster without spending \$5,000. After power is located, the automatic garage door opener, heat tape and gutters will be installed. It was noted that heat tape on the roof should probably be accomplished before snow covers the surface. Managers will check into this with Rob Karbowski.

- (2) Mention was made that ice melt has not yet been put down in front of the dumpster. With the snow last week, it as very slippery. Managers to address this issue and to continue to locate a sand barrel.
- (3) Managers to arrange for steel bollards to be installed in the dumpster enclosure.

D. Water tap fee – two for the price of one

The tap fee for watering the berm by the road is very expensive. It was suggested that perhaps one of the homeowners would let the Association run water lines off their tap for irrigation. The Association would pay the entire water bill for the summer quarter. The Board will contact a couple of people to see if they are interested. The Association will pay for blow out in the fall and start up in the spring. This will be considerably cheaper than cutting the road for a line and getting a tap from the city. Gerry is also looking into shooting a hole under the road and then tap from his home.

E. Staining of perimeter fence – Water Dance wants to see the estimate before making their decision. Mountain Managers will get bids for staining the fence.

- 8. **The Next Board Meeting** is scheduled for Saturday, December 20, 2003, 9:00 a.m. at Managers' Frisco Office.
- 9. **Adjournment.** There being no further business, the meeting was adjourned at 11:00 a.m.

Signed:

Gerry Hibbard, President

Date

Cheryle Beres, Recording Secretary

Date