

**WOODEN CANOE  
BOARD OF DIRECTORS MEETING  
DECEMBER 29, 2001**

**MINUTES**

1. **Call to Order.** The meeting was called to order at 8:15 a.m. by President Kim Cancelosi.
  
2. **Attendance and Quorum.**
  - A. Board Members in attendance were:  
  
Kim Cancelosi  
Dick Masica  
Fred Forchtner
  
  - B. Managers' representatives: Michael Garver and Cheryle Beres

A quorum was established.
  
3. **Proposed Operational Budget Review** was presented by Mike Garver.
  - A. Dues were increased based on anticipated new homeowners and the new dues increase. Management fee will increase at the same rate as new homeowners coming on board.
  
  - B. Trash removal decreased based on negotiations with Waste Management and the number of pickups per week. It was noted that unscheduled extra pickups cost more money. The contract with Waste Management can be canceled at any time and a 6% increase cap has been negotiated.
  
  - C. Landscaping and pond maintenance remain the same as last year.
  
  - D. \$4,677 positive cash flow is anticipated at the end of the year.
  
  - E. Major component items for next year include asphalt seal coating in the cul-de-sacs, landscaping, and sign upgrade.
  
  - F. Brian Platte is donating his time to design a new dumpster enclosure to reduce cost to the Association. Many members will donate their time to help with construction and Brian is also looking to have the materials donated. This item needs to be added to the Major Component Reserve list for next year.

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- G. Dick Masica added that a drainage issue is being addressed at the Design Review Committee level, but that Homeowners will have to address this issue at some time in the future.
- H. Snow Storage and removal was brought up. It was noted that there is a variance for snow storage on properties. There was general agreement that as more snow falls, more people will have issues as to where the snow will be stored. The number for Al's Snowplowing was given to the board to distribute to homeowners who have concerns.
- I. The budget was passed unanimously.

4. **Adjournment**. The meeting was adjourned at 9:48 a.m.

Signed:

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Kim Cancelosi, President

Date

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Cheryle Beres, Recording Secretary

Date