

Woodgate Terrace Association

Board of Directors Meeting

May 25, 2016

Approved

The regular meeting of the Board of Directors for Woodgate Terrace Association was held on May 25, 2016 at the offices of Cherry Creek HOA Professionals, 14901 E. Hampden Ave, Suite 320, Aurora, Colorado.

Call to Order

The meeting was called to order at 6:02 p.m. The following Directors were present: Lonnie Tyler, Dick Thompson and Chris Fox. Dave Prieto and Elizabeth Hubbard were present from Cherry Creek HOA Professionals Management Company.

Guest Speaker

Jason Beaner from JBK Landscaping was not in attendance. The Board reviewed JBK's monthly report and the following items were discussed:

- Mountain High Tree should re-bid for storm damage per the Swingle scope of work.
- 14779 E Chenango Place – The Board agreed that JBK should trim trees on common area as recommended by JBK.
- 4804 S Eagle Circle – The Board agreed that JBK should provide a proposal for the removal and stump grinding of the Aspen tree.
- 4916 S Eagle Circle – The Board agreed the shrub will be pruned in January with regular pruning.

Homeowner Open Forum

There were no homeowners in attendance.

Homeowner Correspondence

There is no homeowner correspondence at this time.

Minutes

The Board reviewed the minutes from the April 27, 2016 Board of Director's Meeting. A motion was made, and seconded, and carried to approve the minutes as written.

Manager Report

The Managers Report was reviewed and is included with the meeting records. It was noted that there were no new homeowners in April.

Financials

The Board reviewed the April 2016 financials and the Attorney Status Report in detail and after all questions were answered, the meeting continued.

A motion was made, seconded, and carried that all delinquent accounts should automatically be sent to the attorney per the collections policy. Accounts should not be held for Board approval, this includes the three accounts currently waiting for Board approval.

Old Business

There was no old business to discuss.

New Business

- **Email Ratification Decisions** – The following items were approved throughout the month by the Board of Directors via email. After review, a motion was made, seconded, and carried to ratify the items listed below.
 - 4814 S Eagle Circle – Board approved DRR for windows.
 - Board approved Jam Roofing proposal to clean all gutters and downspouts, and for repairs to gutters, totaling \$3,300.00
 - Board approved Jam Roofing to make urgent trim repairs at Jam Roofing's cost.
- **Roof Repairs Update** – The Board discussed the roof repairs and it was noted that JAM Roofing is on schedule.
- **French Drain Cleaning** – This item has been tabled until additional bids can be obtained.
- **Maintenance Chart Proposal** – The Board discussed the maintenance chart proposals and a motion was made, seconded, and carried to approve the proposal submitted by Moeller Graf for a flat fee of \$1,200.00.
- **Reserve Study Proposal** – The Board reviewed the proposals submitted by McCaffery Reserve Consulting, Community Association reserves, Association Reserves, and SBSA. The Board would like McCaffery Reserve Consulting to attend the next Board meeting.

Adjournment

With no further Association business to discuss the meeting adjourned at 7:22 p.m.

The next scheduled meeting is June 22, 2016, 6:00 p.m. at the offices of Cherry Creek HOA Professionals, 14901 E. Hampden Ave, Suite 320, Aurora, CO, 80014.