

Woodgate Terrace Homeowners Association Inc

Board of Directors Meeting Minutes

September 27, 2017

Shalom Cares

14800 East Belleview Drive,

Aurora CO 80015

5:00 PM

Meeting was called to order at 5:00 p.m. by Lonnie Tyler. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Lonnie Tyler, Dick Thompson and Chris Fox.

Board members delayed: None

CPMG Staff: Virginia Johnson, Association Manager

Contractors: None

Homeowner Forum: 0 homeowners in attendance

Election of Officers:

- **Motion:** to have Dick Thompson serve as President, Lonnie Tyler Vice President and Brad Secretary Treasure was made by Chris Fox, seconded by Lonnie Tyler and passed unanimously.

Approval of Meeting Minutes:

- **Motion:** To approve the July 26, 2017 meeting minutes as written was made by Lonnie Tyler seconded by Chris Fox and passed unanimously.

Association Manager's Report:

Virginia provided update on daily transition operations.

- **Motion:** to approve the CPS bid to paint the trim on Townhouses for a total cost of \$19,800 and repair rotted wood around windows for a total cost of \$244.86 and paint all North facing trim for a total cost of \$3,000 was made by Chris Fox, seconded by Lonnie Tyler and passed unanimously.
- **Motion:** to approve the CPS bid for cleaning the gutters for a total cost of \$800.00 was made by Dick Thompson, seconded by Lonnie Tyler and passed unanimously.
- **Motion:** to approve the JBK Landscape and Snow bid for a term of two years at an annual cost of \$31,140.00 per year and snow removal as needed was made by Dick Thompson, seconded by Lonnie Tyler and passed unanimously.
- **Motion:** to ratify the Board's decision to approve a mold inspection from MI&T for unit 4977 for a total cost of \$275.00 and they reviewed the report was made by Lonnie Tyler, seconded by Chris Fox and passed unanimously.
- **Motion:** to ratify the board's decision to renew the 2017 -2018 Insurance with Anderson Ban for a total cost of 26,776.00 was made by Dick Thompson, seconded by Lonnie Tyler and passed unanimously.
- **Motion:** to approve the CPMG contract for 2018 for a total of \$13,860.00 was made by Dick Thompson, seconded by Lonnie Tyler and passed unanimously.
- **Discussion:** the board reviewed the tree care bid from Swingle and will not treat for emerald ash boar this year until it is closer than 5 miles away.
- **Discussion:** the Board would like CPMG to provide a draft budget and hold a workshop prior to the October 25th Meeting.

Financials/Legal:

- **Motion:** To accept the July 2017 and August 2017 financials as prepared by CPMG, subject to audit, was made by Chris Fox, seconded by Lonnie Tyler, and passed unanimously.

- **Review:** The Attorney Status Report was reviewed
- **Discussion:** The board would like to have attorney attend meeting to discuss the delinquencies.

Board Reports: None

Architectural: None

Correspondence: None

Hearings:

Adjournment: 5:50 p.m.

Remaining Meetings: – Next Board Meeting October 25, 2017 at 6:00 PM

November 29, 2017 ** No December Meeting ***



Minutes approved at October 25, 2017 Board Meeting

