

Woods Meeting Minutes

DATE: April 28, 2007

TIME: 9:00 A.M.

Board Members in Attendance: Jim Anchustigui, Doug Tisdale, Allison Kraussen, and Katy Buchanan. Jennifer and Dave Sturgeon were also present.

Jim Anchustigui called the meeting to order at 9:03 AM.

Sharon Franco resigned from the Board effective April 10, 2007 and Michelle Burns, the alternate Board member, will take her place.

Financials

First quarter financials were discussed. The Board will make a resolution at the fourth quarter to move retained earnings to the reserve fund.

Parking

Parking in front of the units was discussed. There was concern that the fire lane is being blocked. A new copy of the parking rules will be placed in each unit to remind owners and their guests that there is no parking in front of the units.

Snow Removal

Problems with the current contractor were discussed. Jennifer and Dave will look into a new contractor to provide these services next winter.

Surface Drainage

French drains are clogging by the clubhouse and Units 20 and 21 on the east side. Jennifer and Dave are looking into correcting the problem.

Trees

Tree trimming was discussed. Everyone was in agreement that the Cottonwood trees need trimming. Jennifer and Dave will look for a contractor to do the work.

Dog Excrement

The Board members would like all dog owners in the complex to pick up after their dogs immediately.

Smokers

Jennifer and Dave requested that smokers use a receptacle can at each unit instead of throwing butts on the ground.

Flower Pots

Jennifer and Dave will get bids to fill the flower pots.

Reserve Study

Doug moved to engage and retain Aspen Reserve specialties to conduct a full reserve study for the Board. It is \$2650 for a 7 week turnaround, electronic format, and onsite property inspection.

Reserve study is an unbudgeted item and the Board has decided the costs will come from operating expenses.

Future Meetings

The owner's summer walkthrough will occur on July 14th at 9:00 AM.

The next annual meeting is tentatively scheduled for Vail's opening weekend which is Saturday, November 17th, 2007.

Pool Closure

Doug Tisdale moved to keep the pool open year round. The motion passed by unanimous consent.

Old Hot Tub

The Board decided to close the old hot tub during the off season if it would prolong its use expectancy.

Fireplaces

The Board requested that Jennifer and Dave have the fireplaces in each unit swept once each year.

Firewood

Firewood should not be stored on decks. Owners in violation of this will be requested to remove the firewood from their decks.

Trees Between Units 11 & 12

Even though these three trees were planted in a common area without approval several years ago, the Board agreed to let the Owners of Units 11 & 12 decide if they wanted to leave them, or have them removed. (Following the Board Meeting, the two Owners directed the Board to leave them in place).

Allison Kraussen moved to adjourn the Board meeting. All seconded. The motion passed by unanimous consent and the meeting was adjourned at 11:15 AM.