

WINDING TRAIL VILLAGE
HOMEOWNERS ASSOCIATION

Minutes of December 2003 Meeting

CTB Services

Wednesday, December 10, 2003, 5:45 p.m.

- 1) Call to Order: Board Meeting President Anne Becher called the meeting to order at 5:47 p.m. Other board members in attendance included: Paul Riechmann (Treasurer), Susan Purcell, Tom Dettloff, Nancy Bonner, Dhyan Atkinson, and Paul Alter (Secretary). A required quorum was present. Jim Looney and Dan Bunt represented CTB Services Corp. (Management Company).
- 2) Approval of Minutes: Last month's meeting minutes were approved with the following corrections:
 1. Correction of the Management Report item regarding Enchanted Tree mulching. A quote has been received but at the time of the meeting the work had not been approved and had not started.
- 3) Owners & Residents Forum:
 1. No homeowners or residents were present.
- 4) Reports:
 1. President's Report:
 - None presented
 2. Treasurer's Report:
 - Water costs will be about \$35,000 for 2003; approximately 4 million gallons. The budget goal was for 3 million gallons. CoCal expenses also exceeded planned budget at about \$36,000, and with sprinkler and time & materials charges total CoCal expenses are about \$44,000.
 - About \$5,000 will be used from reserves to cover 2003 expenses. 2003 started with about \$33K in reserves and will end with about \$20K.
 - Paul R. verified that HOA governance doesn't allow any flexibility on HOA dues increases – current bylaws limit increases to the Colorado consumer price index. Discussed raising dues to \$42/month (rounding up to nearest dollar) although the exact amount would be \$41.16. Motion by Tom to raise dues to \$41.50 (rounding up to half-dollar). Motion approved with Susan opposed.
 - **Action Item:** Jim to send the attorney a letter for a bid to the board of what it would cost to rework the HOA bylaws to current standards in the industry and for the state.
 3. Management Report:
 - Two site walkthroughs occurred this past month.
 - ACC approved a request for 3815 Birchwood Drive for fence work.
 4. Landscape Committee Report:
 - None presented
 5. Architectural Control Committee Report:
 - None presented
- 5) Old Business:
 1. Newsletter: Add an item on reminding homeowners about complying with city ordinances for snow removal on private property. Also, advertise open board positions.
 2. Clarification of our bylaws requires nine board members, not up to nine.
 3. Motion by Tom to have Anne contact Dane Cobble and remove him from the board since he has not attended any recent meetings.
 4. Motion by Tom to appoint Corning Lahey and Karen Blackmore to the board to fill positions. Anne to contact and if Corning and Karen are willing, ask them to join the board.
 5. **Action Item:** Susan to follow-up with Mariposa on xeriscape cost related to square footage.

6) New Business:

1. Emele Woffard presented the xeriscape plan for the Winding Trails Village entrance median. The plan was well received. The board authorized payment to Emele.

7) Next board meeting: The next Board meeting is scheduled for 1/14/04, 5:45pm at CTB.

8) Adjournment: The meeting was adjourned at 6:58 p.m.

Respectfully submitted,
Paul Alter