

WINDING TRAIL VILLAGE
HOMEOWNERS ASSOCIATION

Minutes of October Meeting

CTB Services

Wednesday, October 15, 2003, 5:45 p.m.

Board Meeting President Anne Becher called the meeting to order at 5:40 p.m.

Other board members in attendance included: ~~Dhyan Atkinson~~ Susan purcell, Tom Dettloff, and Paul Alter (Secretary). Jim Looney and Dan Bunt represented CTB Services Corp. (Management Company). No other homeowners or residents were present. A required quorum of 5 was present.

Reports

1. There was no Presidents report.
2. The Treasurers report highlighted 47 dues delinquencies.
3. The Management report had the following:
 - The Board would like CTB to continue the weekly report using the CTB tracking list.
 - The Board would like to get a quote from Enchanted Tree on the cost of mulching around trees and the cost of removing the dead conifer on the 28th Street ~~birmberm~~.
 - CTB has added a lower-cost maintenance worker to their staff who can help with various odds & ends around Winding Trails.
 - CTB is still looking for the bucket and post near the South pool that the Board would like removed.
 - CTB marked the metal stakes around the tennis courts that need to be removed.
 - The parking lot striping is continuing and should be completed before the next board meeting.
 - CTB will contact the City of Boulder regarding the water flow under the Wonderland Creek bridge near the entrance of Winding Trails. This is primarily for 2004 as a mosquito control issue.
 - CTB will contact the City of Boulder to set up a free water audit for 2004.
 - ~~Sunrise is ok with sharing the cost of rocks for the restoration of the area on North 28th Street.~~ CTB will contact Sunrise and request that they share in the cost of the rocks for the restoration of the area on North 28th Street. This would be for rocks to be put in immediately South of the Sunrise access road off of 28th Street.
 - We will plan for an early December newsletter. Some potential topics include the ecopass, new dues, and openings for the architectural control committee.
4. There were no committee reports.

Old Business:

1. Discussion on the handicap access to the South pool continued. Tom Dettloff expressed the goal of finishing the planning for this by January and to perform the work about 1 to 1.5 months before the pool opens in 2004.

2. Concrete work is expected to be about \$1000 for all 5 sections and correction work. With the pool work cost expected to be about \$2000. Motion was made and approved to go ahead with this work, allowing up to \$2000.

New Business:

1. The board met with the two CSU students developing the first two xeriscape plans, Jaclyn Butler and Emily Wofford. Jaclyn presented the plan for the section on North 28th street with the boards approval. The board authorized payment for her services. Paul Alter volunteered to make reduced copies of the plan. Note: this has been done and copies of the plan are available at CTB. Discussion continued with Emily regarding the Winding Trails entry media plan. Emily will develop the plan during her Thanksgiving vacation in November and present the plan to the board at the December meeting. A motion was made and approved to approve her contract and payment, and the contract was signed.
2. The CoCal contract ends on 10/31. This is too early for the Fall cleanup. The Board asked CTB to talk with CoCal and determine if a late November or early December cleanup is possible, particularly under the current contract. The Board would also like to evaluate the cost of a 2004 contract that either extends into November and/or covers the full year.

The next Board meeting is scheduled for 11/19, 5:45pm at CTB.

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,
Paul Alter