

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
WOODBOURNE HOMEOWNERS ASSOCIATION (THE "HOA")
HELD
February 9, 2022

A special meeting of the Board of Directors of the Woodbourne Homeowners Association (referred to hereafter as the "Board") was convened on February 9, 2022, at 7:00 p.m. at the clubhouse. The meeting was open to the public.

ATTENDANCE:

Directors In Attendance Were:

Jeff Hoffman, President
Kit Badger, Treasurer
Errin Elizondo, Secretary

Directors Archuleta and Rodgers were absent and excused.

Also, In Attendance Were:

Celeste Terrell & Stephanie Odewumi; CliftonLarsonAllen LLP (CLA) Via Teams
Susie Ellis; Covenant Enforcement (Via Teams)
Darrel Loyd; Homeowner

CALL TO ORDER:

The Board called the meeting to order at 7:10 p.m.

**PUBLIC
COMMENT:**

None.

**COMMITTEE
REPORTS:**

Landscaping: Ms. Terrell will contact Keesen to provide pricing on stump grinding two tree stumps.

Pool/clubhouse: Ms. Terrell had a meeting with Landon, owner of Perfect Pools, on February 2nd. The Board discussed the chemical room condition and venting. The Board would like the chemical room to be addressed after end of season. Ms. Terrell will schedule a follow up in person meeting with Landon.

Ms. Terrell provided an update on the clubhouse refresh committee noting only one person has volunteered so far.

Director Elizondo noted he received a quote from Pool and Spa Medics for \$15,893 for the baby pool and lap pool tile repair. Director Elizondo is gathering a second proposal and meeting with a pool company on February 11th.

Design Review Committee – 2 requests since the January 19 meeting: Ms. Terrell reviewed the Design Review Requests with the Board. There was discussion of temporarily suspending the Architectural Control Committee until new form and website have been fully implemented. Discussion took place on

RECORD OF PROCEEDINGS

the updated Architectural Review Request form- Director Elizondo will update and send to the Board for final review.

Covenant enforcement: There was no report provided as reports are sent out quarterly. Ms. Ellis will review the fencing on Simms.

Social events: There was discussion around the Easter Event. Ms. Terrell will follow up with Director Archuleta.

Newsletter items: The Board would like the newsletter to include information on fire protection and insurance.

ADMINISTRATIVE MATTERS:

January 19, 2022 Board meeting minutes: Following review, upon motion duly made by Director Hoffman, seconded by Director Elizondo and, upon vote, unanimously carried, the Board approved the January 19, 2022 Board meeting minutes as presented.

Delinquent accounts: Ms. Terrell reviewed the delinquent accounts with the Board.

December 31, 2021 Financial Statements: Ms. Terrell reviewed the financial statements with the Board. Following review, upon a motion duly made by Director Badger, seconded by Director Hoffman and, upon vote, unanimously carried, the Board accepted the December 31, 2021 financial statements, as presented.

Claims: Following review, upon a motion duly made by Director Badger, seconded by Director Hoffman and, upon vote, unanimously carried, the Board accepted the claims, as presented.

Other: None.

OLD BUSINESS:

Clubhouse updating: Ms. Terrell has sent an eblast regarding the clubhouse updating committee.

Discussion on Concrete: Ms. Terrell provided an update to the Board noting she received one proposal in the amount of \$3,400 and is working on a second proposal.

Reserve Study: Ms. Terrell provided an update noting she will be meeting with Association Reserves for a walkthrough on February 10th.

Other: The Board noted they would like one of the Directors to contact West Metro for recommendations on community fire control. Director Hoffman volunteered to contact West Metro.

RECORD OF PROCEEDINGS

NEW BUSINESS:

Yard Sign Limitations: Ms. Ellis reviewed the yard sign limitations. Following review, upon a motion duly made by Director Loyd, seconded by Director Hoffman and, upon vote, unanimously carried, the Board approved the new yard sign limitation guidelines, subject to changes discussed in meeting and final review.

Easter Event: Ms. Terrell will follow up with Director Archuleta.

Other- New Board Member Appointment: Following review, upon a motion duly made by Director Hoffman, seconded by Director Elizondo and, upon vote, unanimously carried, the Board appointed Daryl Loyd to fill the vacant member at Large position with term limits of May 2024.

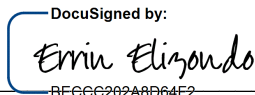
EXECUTIVE SESSION:

Executive Session: An Executive session was not needed.

ADJOURNMENT:

There being no further business to come before the Board at this time, the meeting was adjourned at 9:10 p.m.

Respectfully submitted,

By  _____
Secretary for the Meeting