

Woodridge Terrace Homeowners Association
Board of Directors Meeting
November 18, 2009

Meeting Minutes

Charlie Freeman, President, called the meeting to order. Those Board members that attended included Nancy Dryden, Father O'Malley, Irene Rogers, Ann Kennedy, Ross Kirby and Mike Vander Ley. Bob Taylor from the Communication Committee attended as did Earl Johnson from Western States.

Meeting minutes from the October meeting were reviewed. It was moved by Mike Vander Ley to accept the minutes as presented. Second by Ross Kirby. Motion passed unanimously. It was noted that there will be no meeting of the Board of Directors for the December meeting.

Committee Reports:

Architectural-No Report

Building-Leaves and Gutter cleaning is needed.

Clubhouse-It is now decorated for the holidays thanks to Sue Aselson and Irene Rogers, carpet has been cleaned and just recently Martha Mottershaw celebrated her 90th birthday at the clubhouse.

Social-Invitations to the Holiday Party were sent out via the mail.

Pool-Repairs to the pool deck are complete

Landscape-Need to wrap the new trees that were recently planted, install flags at the fire hydrants, shovel out the hydrants during the deep accumulations of snow. There are 6 hydrants on the property.

Security-Father O'Malley said that it is quiet, they have been reports of drag racing.

Communications-Bob Taylor attended the meeting, requesting articles for the upcoming newsletter and the Board supplied him with a number of articles.

Welcome-No Report

Business

- A. Budget for 2010-After reviewing the budget and answering a number of questions, the Board agreed on the presented budget. It was moved by Mike Vander Ley to approve the budget as amended, and second by Father O'Malley. Motion approved unanimously.
- B. Snow Removal and Landscape Contract-The snow removal contract was amended to 3 inches on walkways and to clear snow from the pool gate all the way to the downstairs entry to the clubhouse. The Landscape contract costs will remain the same as 2009 contract. It was moved by Mike Vander Ley to accept both

contracts for the upcoming year. Second by Ann Kennedy. Motion approved unanimously.

- C. The metal fence along Clarkson will be repaired. A number of metal bars are loose and need to be soldered back.

Financial-After 10 months we have nearly 90K in reserves with two more installments left. The delinquency list is only at \$1900.00

There being no further business to discuss, the meeting was adjourned. Motion by Mike Vander Ley and second by Father O'Malley.