

Woodcreek Townhomes 8/26/2009

Homeowner Discussion

6:30 pm

- The pool – Permit holdup
- Deductible

Quorum

6:45 pm

- Management report:
 - Landscaping – replacing and repairing irrigation system; controller issue – may need to be replaced.
 - Unit 39 has an irrigation leak outside the unit walls.
 - Pest control – been better with the ants.
 - SRP most lampposts have been replaced; a few are backordered.
 - Pool vandalism – drain covers pulled out of the plaster.
 - Stolen car vandalism.
 - Irrigation vandalism.
 - Meetings have been changed to the third Wednesday of the month.
- Treasury report (see sheet from David):
 - Opening balance – ending July 31 – \$25,682
 - \$22,568 Income
 - \$20,796 Expenses
 - \$4,700 net income (per Susan, not David's notes)
 - \$31,118 Savings
 - \$10,409 accounts receivable – 15% of overall assets
 - \$16,000 delinquent assessments
 - Irrigation is a temporary cost
- 1 foreclosure – where the bank gets everything and we get nothing
- 1 more foreclosure on the way
- We need to get bids for the pool light

Meeting adjourned at 7:45 pm
Executive Session

7:48 pm

- Chad Crawford Unit 10
 - o Discussion of delinquency.
- John Carlson Unit 23
- Maria Vitulli Unit 28
- Matthew and Engeliau Bobier Unit 50
- Gary Delin Unit 54
- Karnes Unit 102
 - o Foreclosed

- Tree trimming – Motion will be made on the tree trimming and removing

Executive adjourned at 8:05 pm