

## Woodgate Terrace Homeowners Association Inc

Board of Directors Meeting Minutes

July 25, 2018

Dick Thompson's house  
14799 E Chenango Place,  
Aurora CO 80015  
5:00 PM

Meeting was called to order at 5:00 p.m. by Dick Thompson. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

**Board members present:** Dick Thompson and Brad Pierce.

**Board members absent and excused:** Lonnie Tyler

**CPMG Staff:** Virginia Johnson, Association Manager

**Contractors: None**

**Homeowner Forum: 1** homeowners in attendance

**Topics include** Annual Meeting

### Approval of Meeting Minutes:

- **Motion:** To approve the June 21, 2018 meeting minutes with corrections was made by Dick Thompson, seconded by Brad Pierce and passed unanimously.

### Association Manager's Report:

Virginia provided update on daily operations.

- **Motion:** to approve the Supreme Commercial bid for two new controllers and 6 rain sensors for a total cost of \$1,686.00 was made by Brad Pierce, seconded by Dick Thompson and passed unanimously.
  - **Motion:** to have R3NG do an in-depth inspection of all roofs and submit an evaluation for the cost of \$200.00 per building was made by Dick Thompson, seconded by Brad Pierce and passed unanimously.
  - **Motion:** to renew the Insurance for a total cost of \$38,198 with a 2% wind and hail deductible was made by Brad Pierce, seconded by Dick Thompson and passed unanimously.
- Review:** the board reviewed the work orders and the violations report for the month.

### Financials/Legal:

- **Motion:** To accept the June 2018 financials as prepared by CPMG, subject to audit, was made by Dick Thompson, seconded by Brad Pierce and passed unanimously.
- Review:** The Attorney Status Report was reviewed

**Board Reports:** None

**Architectural:**

**Hearings:**

- **Motion:** to assess a fine for \$50.00 to 4893 due to third violation to paint the house has been ignored was made by Dick Thompson, seconded by Brad Pierce and passed unanimously.
- **Motion:** to assess a fine for \$100.00 to 4893 due to fourth violation to paint the house has been ignored was made by Dick Thompson, seconded by Brad Pierce and passed unanimously.

**Next Board Meeting:** Prior to Annual Meeting August 15, 2018

**Adjournment:** 6:03 p.m.