

Woodfield Property Owners Association
Board Meeting Agenda
Yeager Office Suites - Greenwood
4/3/2017

1. Permits for DW Ext. – we are going to report it to the city that construction occurred. Set up a process to alert the city when new improvements are approved. **ADD THAT THE APPROVALS ARE SENT TO THE CITY FOR PERMIT.**
2. Corner fence on Woodfield Drive – discussed possible option, remains denied.
3. Open Fence Cases – discussed the history of the whole fence-to-garage situation.
 - a. It made the most sense; give the kids most room to play.
 - b. Another house has a similar fence.
 - c. Work was scheduled; they assumed it would be approved.
 - i. Letter to state: The board discussed at great length, but is still denied and needs to be resolved.
 - d. **WHAT IS THE FINANCIAL EXPOSURE OF ARBITRATION/LAW SUIT** – arbitration/mediation would be a homeowner expense. There is no way of giving an accurate estimate for lawyer/court fees. Some are resolved with ~\$1K in expenses. Others drag out and can cost much more. It depends on how aggressive the homeowners are and how the judge rules.
 - i. Need to confirm that the 3rd house has a service door. - confirmed
4. Woods cleanup – there is 3 different areas that need cleaned up; woods by pool, paths and small area by model home. Woods by pool and model home will be cleaned up 20 feet in. Paths will be limbed up and will get wood chips.
 - a. Will add a reminder in newsletter to have a community day. Check with Ski on when that would be possible. **MAKE SURE PATH IS CENTERED ON THE PROPERTY.**
5. Collections – All in favor of using Roache.
6. Increased Insurance – Will be \$59 for the remainder of the term and \$120/year.
7. Roll Out Website -
8. Increasing qualified bidders – Reach out to Warweg to obtain a bid for Irrigation
9. Finances review – Questions – Why is A/R occasionally different on the financial report? What is the “Unrestricted Fund Balance”?
10. Get rid of the damaged flag and remove them as they begin to look deteriorated.
11. May 19th and 20th for garage sale.
12. Contact Mark Pennington about resurfacing basketball court.
13. Pond on Blue Haven needs cleaned – Send Absolute an email.