

Parkside at Woodbridge HOA

Minutes of the December 2009 HOA Board Meeting

December 10th 2009, at Carolyn's home

Minutes taken by Fergus Stewart

Present

- Mike Gordon – Kappes Miller Management mgordon@kappesmiller.com
- Fergus Stewart – HOA President
- Carolyn Kitchens – HOA Treasurer

Mike opened the meeting at 6pm.

Follow-up from previous meeting's minutes

None.

October financial statement

We didn't pay into the reserve because we had to pay the master Woodbridge HOA dues from operating funds.

Correction to earlier version of these minutes: We don't have any significant dues delinquency.

We paid \$105.25 for photocopies. Mike believes that a lot of this is because the budget creation process requires that a lot of historical accounting reports must be printed and scanned, in order to create the budget. Mike will continue to investigate these charges.

Action on Mike to investigate why we were charged so much for photocopying.

Woodbridge HOA

We will pay the 2010 dues to the Woodbridge HOA in January. In order to do that, we will have to draw from the reserve. Mike will bring the reserves check, for about \$8,000, to the January meeting for the board to sign.

That will be the last payment that this HOA will make to the Woodbridge HOA. For 2011, the Woodbridge HOA will collect their dues directly from each townhome owner.

In the future, when a unit is sold and Kappes Miller receives a request for a resale certificate, they will explicitly include a disclosure about the owner's liability to pay Woodbridge HOA dues, and provide a link to the Woodbridge HOA's CCRs on their web site <http://www.woodbridgeowners.com/members.htm> which includes the CCRs at <http://www.woodbridgeowners.com/CCR.pdf> and the bylaws at <http://www.woodbridgeowners.com/ByLaws.pdf>.

2010 Budget

The budget was ratified.

Verizon Fios Marketing Agreement

Mike is investigating whether we will have to pay taxes on this revenue. Fergus has asked Comcast to counterbid, but they instead tried to sell us advertising.

The next meeting will be on January 25th at 6pm, Carolyn's home, 18874 NE 67th Way, Unit 103.