

I. Meeting was called to order at 4:06 pm.

In attendance: Mike Baumann, Stan Duda, Harry Learnerd, Corey Smith

II. Minutes of the last two meetings and Annual Meeting Minutes were approved.

Minutes of Annual Meeting were signed by the Clerk.

III. Financial Reports

- 1) Boiler and building repair will come from money appropriated for items identified in the Capitol Reserve report.
- 2) Corey will display financial information using a projector/TV at the next meeting.

IV. Correspondence

- 1) Letter dated May 29, 2009 to David Moriarty, RE: Hodgeman Hill Water line.
  - Letter states where WE responsibility ends and Hodgeman Hill Town homes responsibility starts.
  - Have not received a response from Moriarty. Corey will send a letter stating: We have not heard from you regarding how you plan to fix the water problem. Please make sure to let us know the date the work will take place. Send a copy of the letter to Hodgeman Homeowners Assn.
  - Need to draft a policy regarding water pressure reducers needed for every home.
- 2) Letter dated June 12, 2009 from SnoBase Village, RE: water damage
  - Reply that Owner should file a claim with their insurance company.
  - Stan will consult with an engineer for his interpretation of the plumbing laws.
- 3) Barcelo property: unbuildable, have a 30 year old document stating they are exempt from WE dues due to unbuildable. Owner is looking for us to provide an Acknowledgment of Charitable Donation to provide us with ownership and a Quitclaim deed. We can accept ownership but we are cannot sign any donation acknowledgments.

V. Old Business

- 1) Boiler System update – 3 boilers are in place. Domestic hot water is operational. Pool heaters will be operational by close of business on Thursday, June 25<sup>th</sup>. All systems operations by June 27<sup>th</sup>.
- 2) Rot in building update
  - In-house crew is doing work
  - Prow by pool: Northwest side was totally rotted; Northeast side was not as bad. Looks like minor repairs on rest of building.
  - Stairs should be installed on Friday, June 26 (barring further rain)
  - Repair funds being used; Corey will go to WE BoD for CIF funds if necessary
  - Yearly repairs need to be part of every budget. Keep road paving to what needs to be done for safety and maintain dirt roads, which is inexpensive yearly maintenance.
  - Project completion: A minimum of 4 weeks of work on the building dependent on the amount of rot found (Aug. 1); window repairs will take longer. Weather conditions can push back completion dates.
  - Need to communicate with membership about the project, its estimated completion date, and regular updates about the project.
- 3) Windows
  - Replacement will happen over 3 years. Requesting a quote that puts a price cap on window cost over the life of the project.
  - Windows will be ordered within the next 2 weeks.

VI. New Business

- 1) Request from Aaron Woods to install "something" on Hodgeman Hill as cars have slid into their driveway. He was told this is a town road and to contact them.
- 2) Revisions to Employee Handbook
  - Sections of the manual were discussed and decisions made.
  - This project will be scheduled on a separate date for complete review.
- 3) Liberty Lane pump failure
  - Fix will be in place by June 26<sup>th</sup>

VII. Next regular meeting July 22 at 4:00 pm.  
Adjournment at 7:27 pm

Prepared by:

*Marty Humphrey*

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