

Woodlands Winding Brook HOA

Called Board meeting July 2, 2017

The meeting was called to order at McAlister's Deli by Cindy Johnson at 4:01 pm. Board members present: Cindy Johnson, President; Jeanette Clausen, Vice President; Elizabeth Starr, Secretary; and Cathy Brown, Treasurer. Homeowners present were Connie Beckwith, Ed Gubar, Ken Shafer, and Steve Wennerberg.

The purpose of the special called meeting was to deal with roofing issues related to a new leak at 2331.

The roof leak at 2331 is similar to the situation that was just repaired (and then restored) at 2303. That repair had cost \$900, and as this leak is just going into the attic (not the ceiling below) at this time, the repair will likely cost less. Board members felt that due to the urgent nature of dealing with the leak, the fact that we just received and reviewed bids on a similar leak for the neighboring building, and the fact that the Board and homeowners had been very happy with the repair and restoration done by Exterior Wood, it was not necessary to go through another bid solicitation process at this time. The Board also discussed the fact that Exterior Wood's 7-year warranty on cedar shake roof restoration would buy us time to continue to save money for the roof replacements down the road.

Cathy moved, seconded by Jeanette, that we authorize hiring Exterior Wood to repair the leak over 2331 and to restore the roof of the entire building. This was approved unanimously.

Cathy moved, seconded by Elizabeth, that we request that Exterior Wood examine the other building roofs, garage roofs, and dumpster roofs, and give us their prioritization for repair/ restoration/ replacement. This was approved unanimously.

Cathy moved, seconded by Jeanette, that we pre-authorize repair and restoration by Exterior Wood, up to \$10,000, should any other residential building be identified with a roof leak, without the need for another called meeting. This was approved unanimously.

The next regularly scheduled meeting will be July 13 at the Library.

The meeting adjourned at 4:20 pm.

Respectfully submitted,

Elizabeth Starr,
Secretary, Woodlands Winding Brook HOA