

Woodridge Townhomes
Minutes of the Annual Meeting
August 22, 2013

The Meeting was called to Order at 6:17 pm.

Present were: Kathryn Drapeau, Doug McDonald, Theo Zeisig, Sally Mier, John Allison, Pam Emerick, Lynda Shaw, Shashi Pillai, Sandi Banks, David Gates, Trudi Lyda, Donna Seaman, Jacob Marienthal and Ginger Havlat, plus twelve proxies.

A quorum is present.

Angela Bartlett represented Bartlett Property Management. Helen Cartwright recorded the minutes.

Approval of Minutes:

\$5,000.00 was budgeted for parking lot improvements at the 2012 Annual Meeting, not \$50,000.00. Lynda moved to approve the minutes of the 2012 Annual Meeting, with this change. Kathryn seconded the motion, which passed unanimously.

President's Report:

Donna reported that our main project last year was replacing the Valmont fence. We also ran electricity from one parking lot across to the other so we no longer have to use power from 3033. If the grass does not grow in where the trench was dug it will be re-seeded.

The garage doors have been replaced this year. The doors work well, but the contractor ordered the wrong color doors. They will pay for the garage doors to be painted the color that we choose.

Treasurer's Report / 2014 Budget:

Lynda reported that the dues will remain at \$200.00 a month in 2014.

The biggest expenditure this year has been the garage doors, which cost \$35,000.00.

Our next project is repairing the siding and painting the buildings. This will be done this fall and will cost around \$100,000.00. This amount was included in the 2013 budget. After this project we will have around \$120,000.00 in our reserves.

There are no major projects planned for 2014. We have budgeted \$10,000.00 for landscape improvements.

Our operating budget remains much the same as this year. Pam asked about the line item for Audit and Legal. This is a contingency account in case we have any legal expenses. We have not had an audit. Open Space taxes are included in homeowners' property taxes.

It cost around \$2,000.00 to re-wire the parking lot light.

Pam asked what tree care was done that costs \$5,000.00. Donna explained that dead limbs are removed and the trees are trimmed away from the buildings in the fall. We have over 100 trees.

2013-2014 Projects:

Siding Repairs / Painting Buildings:

Jarad Tucker of American Painting, the contractor who will be painting the garage doors, has also given us a bid for painting the buildings. It should be done this year to prevent further siding damage over the winter. He estimates \$10,000.00 of siding repairs and has bid \$85,000.00 to prep, seal, and spray and roll with Sherwin Williams paint. There is a 7 year warranty on the work and a 25 year warranty on the paint. The estimate includes the patio fences.

We also received a bid from Platt Capital for \$41,000.00 for painting the buildings, not including siding repairs, but this was a less thorough proposal.

We will be receiving a third bid from Secor Painting.

The Board will decide which contractor to use once we have all three bids.

Color Committee:

Kathryn reported that the color committee met with a color consultant, who suggested that, in order to bring a more residential feel to the community, we paint the buildings different colors.

The committee has developed two different color palettes. The Autumn palette comprises of four earth tones and the Spring palette includes two of these brown tones as well as a blue and a green. Both palettes were chosen to be complementary to each other and to the roof color. If we chose to paint multiple colors we should use at least four of these six colors to avoid a repeating pattern.

Kathryn presented three options for painting the buildings:

Option one is to paint the buildings multiple colors, with an accent trim that is the same for each building.

Option two is to paint all the buildings the same color, with a uniform, accent trim color.

Option three is to paint all the buildings the same color and to paint all the trim the same color as the buildings.

A majority of those present in person and by proxy voted for Option one.

A majority of those present in person and by proxy voted to paint the garage doors the same color as the buildings.

We will do a mail-in ballot to choose the color selection. The trim options have not been decided yet. We will present two trim options. Color samples are on the front of 3046 Fulton Circle and will also be painted on the side of 4822 Edison Avenue.

There was a request to include the option of a trim color for each building as a percentage of the siding color.

The Board will decide which buildings are painted each color and will try to take into account people's requests for their homes. Sally and Pam requested that we do not paint the vertical trim on the chimneys.

Homeowners Concerns:

Sally asked what the quiet times are. Angela said that we follow the City laws regarding noise and will check the Woodridge rules and bylaws to see if there are any more specific guidelines.

Sally said she has a catch in her garage door. Angela advised her to contact Boulder Garage Door directly.

Trudi said that some roofs have shingles coming up. Angela has called Van Lier Roofing to come out and inspect the roofs for hail damage.

Sally moved to investigate spraying for mosquitoes. Pam seconded the motion. The motion did not pass.

Theo said that you can pour hot water on the suckers that come up to kill them.

Election of Directors:

Linda and Donna are up for re-election. Linda is standing down and Donna has offered to serve again. We have one vacancy on the Board. Sally is willing to stand. Donna nominated Kevin Jute. Angela said Fraser Roberts had offered to stand for the Board. We will include the board member voting with the mail in ballot.

John moved to re-elect Donna to the board. Trudi seconded the motion, which passed unanimously.

The meeting was adjourned at 7:55 pm.