

Woodridge Townhomes
Minutes of the Annual Meeting
September 3, 2014

The Meeting was called to Order at 6:45 pm.

Present were: Candis Cooke, Kathryn Drapeau, Ron and Pam Emerick, Julie Meyers, Cam Low, Ginger Havlat, Fraser Roberts, Fay Low, Sandi Banks, John Allison, Brian Hancz, Jacob Marienthal, Theo Zeisig, Kevin Jute and Donna Seaman, plus fourteen proxies.

A quorum is present.

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

Approval of Minutes:

Pam moved to approve the minutes of the 2013 Annual Meeting. Candis seconded the motion, which passed unanimously.

President's Report:

Donna reported that Woodridge Townhomes are in good shape. We did not have any major projects this year.

She has walked through the property with Jarad Tucker and he will be back to touch up the paint in October.

In 2015 we will look into replacing the patio fences.

Treasurer's Report / 2015 Budget:

John reported on the 2015 budget. Some items, such as insurance are being increased, but the grounds maintenance is lower as we are using a less expensive company. A dues increase of \$10.00 a month is being recommended to ensure we are saving for future expenses, like patio fences and replacing the sprinkler system.

Kathryn moved to approve the 2015 Budget. Jacob seconded the motion, which passed unanimously.

2015 Projects:

We are planning to replace the patio fences in 2015. We will also look into doing some concrete repairs.

Homeowners Concerns:

Theo said that he experienced issues with the seal on his new garage door. Donna said that the seals need to be flexible and that the new doors provide much better insulation than the old garage doors did.

Ginger said that the concrete is eroding by her front porch at 3094. Fraser said that the corner of the step is broken at 4828. Candis at 3054 has concrete crumbling at the edge of the driveway. John said his front porch at 3006 is also deteriorating.

Ron reported wasps in an electrical box at the front of 3033.

Candis said there is a volunteer tree by her A/C at 3054. Kathryn said the trees over her driveway at 4822 need trimming up. Augustine Trees will be out in the fall to do pruning.

Ginger requested that the juniper at her driveway is trimmed back.

Election of Directors:

Dave Gates and Trudi Lyda have resigned as Board Members. Jacob is up for re-election. Donna nominated Brian Hancz and Fraser Roberts to fill the empty seats and to re-elect Jacob. John seconded the motion, which passed unanimously.

The meeting was adjourned at 7:10 pm.