

Woodridge Townhomes
Minutes of the Annual Meeting
July 29, 2015

The Meeting was called to Order at 6:40 pm.

Present were: John Allison, Danielle and Joe Fuchs, Lynda Shaw, Theo Zeisig, Cam Low, Fraser Roberts, Kathryn and Justin Drapeau, Anna Carvill, Ginger Havlat, Donna Seaman, Kevin Jute, Brian Hancz, Pam Emerick and Jacob Marienthal, plus eight proxies.

A quorum is not present.

Helen Cartwright represented Bartlett Property Management.

Approval of Minutes:

We do not have a quorum present, so we cannot approve the minutes.

President's Report:

Donna reported on 2015 at Woodridge Townhomes. We did not do any big projects in the previous year, but we did do some concrete repairs. Taddiken Trees are now treating our trees and we have a new grounds maintenance company, Green Spaces, who are doing well. We plan to replace the patio fences later this year.

Donna presented the best front yard award to Jessica Candelaria at 3092.

Treasurer's Report / 2016 Budget:

Brian reported that our big expenditure for this year is replacing the patio fences. This will be paid from our reserve savings.

The 2016 Budget does not include a dues increase. Monthly payments will remain at \$210.00 per unit. We will save \$30,000.00 to reserves in 2016.

Approve Patio Fence Design:

As we do not have a quorum, we will mail ballots for the patio fence design (vertical or horizontal pickets) and the fence finish (painted or stained). Once we have a decision from the membership, we will schedule the work with Split Rail Fence Company.

Homeowners Concerns:

Theo said that the weeds are looking bad around the property.

Cam requested better signage before spraying weeds.

Anna said that there is some bad siding by her back slider and suggested we check this on other homes when we remove decks for the patio fence project.

Election of Directors:

John Allison and Kathryn Drapeau are up for re-election. We will include a Board Member ballot with the patio fence ballot.

The meeting was adjourned at 7:40 pm.