

**Woodridge Townhomes of Boulder HOA  
ANNUAL MEETING  
Wednesday August 31, 2016**

**MINUTES**

The Meeting was called to Order at 6:35 pm.

Present were: Kathryn Drapeau, Sandi Banks, Noah Duncan, Hannah Davis, Lynda Shaw, Candis Cooke, Ann Collins, Jennifer Roberts, Mike Holm & Katie Van Horne, Katie O'Block & Bryan Alders, Kevin Jute, Theo Zeisig, Tim Plummer, Cam Low, Amy Maranowicz, Donna Seaman and Sally Mier, plus fourteen proxies. A quorum is present.

Helen Cartwright represented Bartlett Property Management.

Approval of Minutes:

Amy moved to approve the minutes of the 2015 Annual Meeting. Cam seconded the motion, which passed unanimously.

President's Report:

Donna thanked the board, our management company and all the contractors who work together to maintain our community.

During the last year our main project was to replace the original patio fences. We consulted with homeowners about the style of the new fences and made adjustments during the construction as needed. The new fences are a great improvement.

Donna presented the best front yard award to Ann Salaiz at 4828.

Treasurer's Report / 2017 Budget:

At the end of July 2016, we have total assets of \$137,931.91 and we are operating within budget. Only two owners are more than 30 days delinquent in paying their homeowners dues.

The Board of Directors approved a budget for 2017 with a \$45 / month dues increase, in order to save enough money for a siding repair / replacement project without requiring a special assessment. We cannot raise the dues more than 5% without the approval of the membership. The membership did not approve this increase.

Candis made a motion to raise the dues by \$30 to \$240 / month. Noah seconded the motion, which was approved by the membership.

New Business:

The Board is considering re-siding the buildings because the siding appears to be in poor condition. We are looking into different materials and getting advice from several contractors to come up with an appropriate plan of action.

In the next year, we hope to do siding repairs of the worst areas and we will stain the Valmont fence.

Homeowners Concerns:

Theo thinks that the weeds look bad. We can request more hand weeding from the grounds maintenance company.

Cam will organize a neighborhood potluck party.

Ann said her porch wall at 3068 has no support. Amy has the same thing at 3098. Helen will review the all porch walls with our building contractor and have supports added.

Election of Directors:

Bryan nominated Kevin and Donna to serve another three year term on the Board, and nominated Mike Holm to serve the remaining year on Brian Hancz's term. Katie seconded the motion, which passed unanimously.

The meeting was adjourned at 7:40 pm.