

**Woodridge Townhomes of Boulder HOA
ANNUAL MEETING
Wednesday August 9, 2017**

MINUTES - DRAFT

The Meeting was called to Order at 7:05 pm.

Present were: Ryan Colby, John Allison, Lynda Shaw, Jacob Marienthal, Cam Low, Noah Duncan, Jessica Candelaria, Katie O'Block, Mike Holm, Sandi Banks, Fay Low, Hannah Davies, Candis Cook, Shashi Pillai, Kathryn Drapeau plus eleven proxies. A quorum is present.

Helen Cartwright represented Bartlett Property Management.

Approval of Minutes:

Kathryn moved to approve the minutes of the 2016 Annual Meeting. Jessica 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.

We also have many residents who participate in the property upkeep – the Drapeau family volunteer to change bulbs when garage lights go out, and Mike Holm and Andre Drapeau helped Donna put up wasp catchers. Cam Low does a weekly grounds clean up of litter and dog waste, and Catherine Herrmann one of our renters has taken over maintenance of the front gardens.

We do not use any herbicides on the landscaping at Woodridge, so we rely on labor to remove weeds, which can be hard to keep up with. Residents are encouraged, when they are able, to pull some weeds to help keep costs down.

The Board has spent a lot of time this year considering the best approach to dealing with the deteriorating paint and siding. Donna reminded owners that they are all welcome to attend board meetings, which are held quarterly. Owners should look out for the reminder postcards that are sent out with meeting dates.

Treasurer's Report / 2018 Budget:

At the end of July 2017, we have \$10,131.51 in the operating account and \$169,285.35 in reserve savings. We are keeping within our budget and only 2 owners are more than 30 days delinquent in paying their dues.

The Board of Directors approved a budget for 2018 with a \$10 / month dues increase. This budget is the same as the current year budget, but with an increase in reserve savings to maintain funds for siding & painting.

Mike moved to approve the 2018 budget. Sandi seconded the motion, which passed unanimously.

New Business / 2018 Projects:

The first project for 2018 will be to re-stain the Valmont fence and the top rails of the new patio fences.

The board has met with multiple contractors over the last year and considered different approaches to moving forward with the siding, including the possibility of replacing the siding with an alternative material to the current cedar siding. We

came to the conclusion that the best option was to get a good paint job and to include in this the replacement of the cedar boards that are in poor condition. The intention is to get back onto a longer cycle of re-painting.

The board met with and got bids from three painters. Based on the figures we received, we plan to complete this project over a three year period. The revised reserve study projects spending \$130,000 on painting and \$30,000 on siding repairs over this time. We hope to begin the project in the fall of 2017 and will prioritize the buildings in worst shape (appears to be green and blue buildings).

Mike moved to approve the expenditure of up to \$160,000 on siding repairs and painting over a three year period. Linda seconded the motion, which passed unanimously.

Kathryn moved to modify the color of the blue buildings to a greyer hue. Jessica seconded the motion, which passed unanimously.

Homeowners Concerns:

Candis requested more weeding around the property. She said that when her garden box was built, there was no weed fabric replaced in the rock bed adjacent. Helen will get a bid from Green Spaces.

Fay is looking into installing an exterior spigot. She suggested that if a number of owners go in together, the costs may be lower. Helen will find out a cost. Fay also requested that the sprinklers are checked behind 3086.

Shashi said the drip system emitters need checking in front of 3002.

Ryan at 4826 said there are tree branches touching the roof. Helen will ask Augustine Trees to take care of this.

The gutters are blocked at 3094. John also has a problem with the gutters at 3006. Helen will arrange to meet with Gutter It to look at the gutters throughout.

John also noticed some woodpecker holes. These will get taken care of when the siding is painted and repaired.

Cam Low has organized a community potluck BBQ in the common space on Sunday August 13, 2017. All residents are invited.

Election of Directors:

Jacob Marienthal, Fraser Roberts and Mike Holm are all up for re-election. Mike will stand again, but Jacob and Fraser are not seeking re-election.

Donna moved to appoint Mike Holm for a new three year term on the Board. Jacob seconded the motion, which passed unanimously.

Kathryn moved to appoint Jessica Candelaria for a new three year term on the Board. Donna seconded the motion, which passed unanimously.

Mike moved to appoint Noah Duncan for a new three year term on the Board. Kathryn seconded the motion, which passed unanimously.

The meeting was adjourned at 7:40 pm.