

Minutes of Annual HOA Meeting
Woodridge Townhomes of Boulder
Wednesday August 19th, 2009

HOA Board President Karen Harrison called the meeting to order at 6:20 pm.

A quorum was present, 19 homeowners were in attendance and 8 proxies were delivered.

The minutes of last year's annual meeting, financial statements for the end of 2008, and a proposed budget for 2010 had been mailed with the agenda to all Woodridge Townhomes owners.

Minutes of Previous Annual Meeting 16th September 2008 were read. Pam Emerick moved the minutes be approved. Candace Cooke seconded the motion which passed unanimously.

President's Report

With one significant exception, we used the snow removal service. The snow removal company has been the best. Theo said they piled snow in front of the driveways.

We re-landscaped three front areas. We have been picking several front areas for xeriscaping for the last several years.

We painted the buildings, which was paid for from our reserves funds.

We planted lilacs around the south fence and replaced the fence along the south-east corner.

We resurfaced the parking areas and will be looking at the concrete later.

Treasurer's Report

Lynda Shaw presented the 2010 budget. The dues will remain at \$200.00 a month. The budget was based on last year's budget and if we know the cost of something is going up then we have increased the budget for that item. The numbers are very conservative.

New Business

2010 Projects:

We have been working on a detailed revision of the Guidelines, as some requirements have changed in the last few years. The Colorado Statutes have prohibited Homeowners Associations from banning energy saving devices. HOAs can still require color, placement etc. Many of our roofs are facing in a good direction for solar panels.

A major project is to drain the swamp behind the units on the east side of Fulton Circle. Foliage has grown up in this area and the grass has died. We will cap off the sprinklers and we will water the trees using a drip system. A flagstone path will be installed.

We will pay attention to driveways and sidewalks. The soil settles and this leads to cracks in the concrete.

We have budgeted for replacing concrete in our reserves. Homeowners were asked to call Angela to let her know if they have cracks in their driveways or paths.

We may replace the patio fences in the near future. These fences are the Association's responsibility and the gates are the Homeowner's responsibility. Owners must make a request from the Architectural Control Committee to make any changes to the exterior of the buildings.

Greg asked what the color requirements are for deck replacements. We are letting the owners decide as they are inside the fences.

Trudi said we will be replacing the old block edging with metal edging. We are seeking bids now.

Homeowners' Concerns

Donna thanked the Board for removing the dead aspen.

Pam said that the weeds are bad this year. Trudi said that her sources said that the organic weed control doesn't really work.

Theo said that hornets have been nesting in the siding. Spraying hornet spray seems to fix the problem. John asked if we could caulk all the knotholes in the buildings. Karen said the board would address this issue.

Candace said the bushes were very overgrown. We have a company lined up to prune the dogwoods properly. The junipers have needed attention and we are looking to get these pruned.

Sally asked if we could look at the process of how the Board makes big decisions, as there was some controversy over the color change of the buildings. Shashi said she heard that color change decisions are made by the owners. John said a representative vote by the Board works. The major visual impact is frustrating.

John said a group email would be nice. Angela said we have had volunteers offer to set up email lists in the past and they have not followed through. Karen said that Angela has set up a website, which has all the HOA documents and Board meeting minutes. We are also considering putting up a notice board at each mailbox.

Karen suggested that people serve on the board as a way of being involved in decision making. There are two positions currently open on the board. John said we should let people know in advance when major decisions are being made.

Ron moved that projects costing over \$25,000.00 or decisions that affect the appearance of the complex should go to a vote of all Homeowners and should be decided by a majority of those homeowners voting on the issue. Sally seconded the motion, which passed unanimously.

Trudi said the crabapple by the mailboxes needs to be removed. It produces lots of fruit and makes a big slippery mess which is a hazard.

John asked if the agenda could be included in the meeting notices.

Pam asked if we are insured for a pit-bull if it attacks anyone.

The tree at 3044 is diseased and will need to be removed.

Election of Directors

There are two seats on the HOA Board up for election: Karen called for nominations.

Ron Emerick nominated Kevin Jute, who declined the nomination.

Candace Cook nominated Sally Mier, Theo seconded the motion.

Amy Marankowitz nominated John Allison, Ginger seconded the motion.

Dave Gates nominated Doug, Lynda seconded the motion.

Karen Harrison nominated Cam Low, who declined the nomination

A secret ballot was held. Doug McDonald and John Allison were elected.

Karen thanked everyone for coming and the meeting was adjourned at 7:40 pm.