

Woodridge Townhomes
Minutes of the Annual Meeting
August 24, 2010

The Meeting was called to Order at 6:14 pm.

Present were: Donna Seaman, Cam Low, Fay Low, Ron Emerick, Kevin Jute, Lynda Shaw, Trudi Eldridge, John Allison, David Gates, Jacob Mariantal, Theo Zeisig, David Ulfers, Kelly Ulfers, Todd Sargent, Sally Mier, Frazer Roberts, Kathlyn Porter, plus twelve proxies. We have a quorum. Angela Bartlett represented Bartlett Property Management.

Approval of Minutes:

Donna moved to approve the minutes of the 2009 Annual Meeting. Fay seconded the motion, which passed unanimously.

President's Report:

Trudi reported on our accomplishments. Our biggest success is the area along the east fence line, which has been transformed into a walkway and the trees have been trimmed back. We disconnected the sprinklers and installed a drip system for the trees.

We replaced all the crumbling black plastic edging with metal edging. Theo said the metal edging is preventing the water from draining and it is building up. The downspouts in particular must be able to drain. We will look into it.

We decided to move the downspouts that were in the middle of the driveways as they were freezing and causing slippery conditions. They now drain into the grass and rocks. We will observe the drainage this winter to see if we need to make any alterations.

We are replacing some driveways, patios and curbing this year.

We have been installing new front yards but we took a break this year to observe the work that has already been done. We have discovered that the rock beds need more care. We hired Spectacular Gardens to take care of the perennials and bushes. In another year or so it should be more obvious.

The parking lot is wired up to 3033. We could dig a trench and hook up to the HOA power for about \$3000.00. Another option would be to install solar power or we can continue to reimburse Ron Emerick for power costs. Donna moved we wait a couple of years to allow solar technology to improve. The motion passed unanimously.

Treasurer's Report:

Lynda reported that we can keep the dues at \$200.00 a month for 2011.

We paid for the edging which was \$4000.00. The concrete work and gutters will cost \$33000.00. We don't have any major projects lined up for 2011. We have \$182,000.00 in reserves.

Gutters:

It would be effective if owners could put heat tape in the gutters to keep them from freezing. It is not feasible for the HOA to do this as the HOA has no access to power at each unit.

Community Garden:

Trudi said some owners were considering putting in a community garden, but there is nowhere to put it. There is the possibility that we could use the small garden in front of the utility boxes. Also the front gardens could be used as vegetable gardens in small areas. There are utilities in these areas. Only people who are interested need participate. The homeowner would be responsible for maintenance of the plot.

Donna said that residents are encouraged to take care of the spaces in front of their homes by weeding and watering. Tom pointed out that it would be visually discordant and would look bad in the winter. Many different gardens would not look good and we need a consistent design. We should not remove existing landscaping. It should be available to everyone. Sally said we need to look at the big picture. Trudi proposed that the board investigate the options further.

Homeowners' Concerns:

Kelly McAllister said she is pleased with the direction the board is taking regarding the gutters and concrete.

Ron asked if we could treat the mosquitoes. Angela said we can poison the mosquitoes but there was no support for the idea. He said that the organic weed control did not work.

Trudi said that there has been a lot of discussion at board meetings about weeds. The board has also determined that the organic weed control does not work. The other two options are weeding or using poison. One of the biggest problems is tree seedlings. This year we used a combination of weeding and Round-up. We are encouraging owners to pull weeds. Ron said that the area in front of his townhome is really bad.

Kathie said we should have a potluck and make a fun event (of weeding).

Fay has a limb over her patio that is touching her kitchen window. Lynda's redbud needs pruning.

Kevin said his front and back gutters are leaking. Jacob's and Sally's back gutters are overflowing.

John said that in general the trees need pruning away from the buildings. He has put up flags in the woodpecker holes. 3048 has a woodpecker hole in the west side. Kathryn said the post on her back porch is rotted. We will look at it.

Election of Directors:

Lynda is up for re-election. Frazer moved to re-elect Lynda. Sally seconded the motion, which passed unanimously.

Thanks were given to Dave for taking care of the lights.

Frazer asked if there is a plan to force conservation on rentals and asked if the Architectural Control Committee is prepared for it. Dave said they were. Frazer asked if we had thought of changing the window color as brown costs more. There are no plans to change the window color.

The meeting was adjourned at 7:38 pm.

