

Woodridge Townhomes  
Minutes of the Annual Meeting  
August 22, 2012

The Meeting was called to Order at 6:18 pm.

Present were: Trudi and Dwayne Lyda, Sally Mier, Cam Low, Fay Low, Doug McDonald, Kevin Jute, Ron and Pam Emerick, John Allison, Kathryn and Justin Drapeau, Ginger Havlat, Lynda Shaw, Donna Seaman, Jacob Marienthal, Theo Zeisig and Dave Gates, plus eight proxies.

We do not have a quorum. We will send out mail ballots for any items that require a vote.

Angela Bartlett represented Bartlett Property Management.

Approval of Minutes:

The wording of Trudi's motion was not accurate and should be changed to: Trudi moved that owners be allowed to remove their chimneys, as long as the roof remains uniform. Cam moved to approve the minutes of the 2011 Annual Meeting, with this change. Lynda seconded the motion, which passed unanimously.

President's Report:

Donna reported that our main project this year is the replacement of the Valmont Fence, which is being done right now. The fence is single sided in order to discourage wasps and the crossbars are on the inside of the fence for increased security. The fence posts are wooden, as the steel posts were twice as expensive. We have also done some landscaping.

We will not be raising the dues in 2013.

We need to decide on our priorities for the coming year.

Donna presented Dave Gates with a coffee shop gift coupon in appreciation for the work he does keeping an eye on the complex.

Treasurer's Report / 2013 Budget:

Lynda reported that the dues will remain at \$200.00 / month in 2013.

The main increase in our budget in 2013 is for insurance, which will go up from \$25,000 to \$30,000. This is due to a general trend of increased premiums and not because we have made any claims. All other budget items remain the same.

We currently have \$221,000 in two savings accounts.

We have some big projects coming up. Siding repairs will cost around \$117,000, garage door replacement will be around \$40,000 and parking lot improvements will be \$50,000.

Doug asked how much the fence will cost. Angela said that the cost is \$1000 to remove the old fence, \$8800 to build the new fence, and \$1500 to stain it. This will be paid for from our reserves.

Doug asked about the budget line item for taxes. Angela explained that this is income tax on the interest that the association earns on savings. We currently do not pay any income tax.

Doug suggested that we move grounds clean up under the budget heading of repairs and maintenance.

### 2013 Projects:

*Garage Doors:* Replacing the garage doors will be our primary project for 2013. We have one bid for pre-painted, insulated, fire-proof steel doors for \$40,000.00 to replace all the garage doors. The factory finish on these doors means that they will not need re-painting in the future. This company does not have a direct match for the current siding color. Cam suggested that we pick a color that matches the roof and we can match the siding when we stain the buildings. Kathryn and Doug said that they prefer the look of wooden garage doors. Kathryn suggested that we do further research into available products to find an option that has more approval. She encouraged all owners to continue to attend future Board Meetings so that they can make their views heard.

*Siding:* Kevin asked if anyone is having damage to their property caused by siding disrepair. If not, we may be able to put this off for one more year. The siding will need to be repaired before we can stain the buildings.

Donna asked if we could get a bid to remove the chimneys that are not in use. City code prohibits converting back to woodstoves. Kathryn said we would need to compare the cost of removing the chimney with the cost of repairing the chimney siding. Ginger said she likes the uniformity of the buildings looking the same. Following a decision made at last year's Annual Meeting, owners may remove their chimney at their own cost with ACC approval.

*Juniper Hedge:* Pleasant View Knoll is complaining that there are raccoon and other creatures living in the juniper hedge. They have requested that the hedge is trimmed up 2 feet at the bottom to discourage animals. Kathryn suggested that we remove the juniper hedge. Kevin pointed out that the neighbor's decks are right behind the hedge. If the hedge were removed it would be noisier. We will ask Dorothy Kane to trim back the juniper hedge. Pam asked that the No Parking sign is made visible.

### Homeowners Concerns:

*Gutters:* We will check to see if we need further gutter repairs and we will seek a new contractor to clean the gutters, as the previous contractor did not clean the downspouts or clean up adequately.

There are lights not working in the parking lot by 3093 and 3032. Angela will have the electrician repair them. Please call Bartlett Property Management if you notice lights are out, so they can be repaired promptly.

*Tree trimming:* Kathryn proposed that we trim braches that hang below 7 feet. Sally said she likes the low hanging branches for privacy. Justin will put a ribbon on any trees that they would like to be trimmed higher. Pam asked that the fruiting tree in front of their unit be taken care of. Angela said that we have tried spraying it, but it is not effective. Trudi suggested that the landscape committee work with the Emericks to decide on a replacement tree. Kevin said there is a tree with a split in it. Angela said that we currently use Augustine Trees and they have a list of trees that need work.

Dorothy Kane, who trims the flowering bushes, recommends Dave Walker for tree work. Angela will contact him to get a bid on our tree work. Theo asked that the pine cones near the mailboxes be cleaned up.

Kathryn said that there is a dog owner who is not picking up dog poop. He is the tenant at 3097 Fulton Circle. Angela will write to the owner and they will be fined if they do not comply. Angela asked residents to report to her if they see people not picking up dog waste, so she can deal with it.

Election of Directors:

John and Kathryn are up for re-election. Donna moved to nominate them for another term. Pam nominated Sally to the Board. We will vote by mail as we do not have a quorum.

We will ask owners to provide email addresses when we send out election ballots.

The meeting was adjourned at 7:45 pm.

The next Board meeting will be on Wednesday October 17, 2012 at 3046 Fulton Circle.