

**Woodridge Townhomes of Boulder HOA
ANNUAL MEETING
Wednesday September 4, 2019**

MINUTES

Owners present: Ginger Havlat, Candis Cook, Sandi Banks, Noah Duncan, Ryan Colby, Eric Schoeller, Jessica Candelaria, Sarah Castner, Lynda Shaw, Bryan Alders, Cailee & Conor Parlo-Simon, Donna Seaman, Ann Collins, Ron Emerick, Cam Low, Mike Holm and Jacob Marienthal, plus 16 proxies.

Helen Cartwright represented Creekside Community Association Management.

The Meeting was called to Order at 6:10 pm. A quorum is present.

Approval of Minutes:

Lynda moved to approve the minutes of the 2018 Annual Meeting. Candis seconded the motion, which passed unanimously.

President's Report:

Mike Holm reported on the association activities this over the past year.

The third and final annual phase of the painting and siding repair project was completed this summer. We achieved this extensive project without requiring a special assessment and with reasonable dues increases.

We had the juniper hedge on the west boundary substantially trimmed which has opened up the area, while still providing privacy from the neighboring community. The archway still needs to be trimmed.

As was discussed at the 2018 Annual Meeting, the board has set up an investment account with Fidelity Brokerage. We will begin by investing the dues from 2 units (\$540) each month.

The chimneys have been inspected. Any that need cleaning should be cleaned before the upcoming heat season.

Treasurer's Report / 2020 Budget:

At the end of August 2019, we have \$3,437.88 in our operating account and \$102,608.85 in reserve savings. Current income is in line with the budget, and expenses are normal for the time of year. No owners are more than 30 days past due.

The board approved a budget for 2020 with no dues increase. Dues will remain at \$260 / month.

New Business / 2020 Projects:

Over the next couple of years we will continue with siding repairs that the contractor was not able to get to due to budget constraints.

We will also look into crack sealing the concrete where needed.

Election of Directors:

Donna Seaman and Kevin Jute are up for re-election. Noah made a motion to appoint them both for new three-year terms. Mike seconded the motion, which passed unanimously.

Homeowners Concerns:

Bryan Alders asked about the recent board approval for an owner to remove their chimney, even though the owner decided not to proceed. The board decision was based on a resolution from the 2011 Annual Meeting, which permitted the removal of chimneys. Many newer owners were not aware of this decision and may not be in agreement with it. Sarah Castner moved that any board decisions based on precedents over 5 years old should be discussed at the next board meeting, with owners informed so they can participate in the discussion. Donna seconded the motion, which passed unanimously.

Cam will organize a neighborhood picnic. We will send out a poll to find a good date.

The meeting was adjourned at 6:45 pm.

The next board meeting will be on November 18, 2019.