

**Woodridge Townhomes of Boulder HOA**  
**ANNUAL MEETING**  
**Wednesday August 24, 2020**

**MINUTES - DRAFT**

Owners present: Ginger Havlat, Ryan Colby, Jessica Candelaria, Conor Parlo-Simon, Bryan Alders, Donna Seaman, Sarah Castner, Mike Holm, Cam Low, Amy Maranowicz, Fraser Roberts, Theo Zeisig, Lynda Shaw, Kevin Jute and Noah Duncan, plus 18 proxies.

Helen Cartwright represented Creekside Community Association Management.

The Meeting was called to Order at 6:09 pm. A quorum is present.

Approval of Minutes:

Donna moved to approve the minutes of the 2019 Annual Meeting. Connor seconded the motion, which passed unanimously.

President's Report:

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

Following on from the siding & painting project, we completed another round of siding repairs that were not done before due to budget constraints. The siding should be good for a few years now.

Diverters have been added to the chimney valleys to direct precipitation away from the siding to prevent a recurrence of water damage to the siding in those areas.

Helical piers were installed at 3058 to reverse the foundation sinking, and to stabilize the building.

As in most years we have completed a substantial round of tree trimming, to keep our mature trees healthy and safe.

Our reserve saving strategy of putting some of our reserve savings in an investment account is working well and we are getting a higher return on our funds.

Treasurer's Report / 2021 Budget:

At the end of August 2020, we have \$982.16 in our operating account and \$112,074.37 in reserve savings. Current income is slightly ahead of the budget. Expenses are mostly normal for the time of year, although we have overages in grounds maintenance and snow removal. No owners are more than 30 days past due.

The board approved a budget for 2021 with a \$5 / month dues increase to cover increases in operating costs. Dues will be \$265.00 beginning January 1, 2021.

New Business / 2021 Projects:

The board is looking into replacing the juniper trees on the east side of the property.

As the garage lights are beginning to fail and we were unable to locate an exact replacement, the board selected a night sky compliant fixture. Sarah moved to approve replacing the garage lights with the board recommended light fixture. Fraser seconded the motion, which passed unanimously.

Election of Directors:

Amy made a motion to re-elect Mike Holm, Jessica Candelaria and Noah Duncan for new three-year terms on the board. Ginger seconded the motion, which passed unanimously.

Homeowners Concerns:

We need to check for trip hazards around Fulton Circle.

The redwood tree at 3094-96 Fulton needs trimming.

Two of the parking blocks in the west parking area need to be re-set.

The gutter at 4842 Edison is backing up.

We will do two gutter / downspout cleanings this fall / winter to help prevent gutters backing up and preventing snow melt from draining.

We will ask the leaf blowers to complete their tasks faster as the noise is disruptive to people working at home.

The meeting was adjourned at 6:41 pm.

The next board meeting will be on September 28, 2020.