

**Woodridge Townhomes of Boulder HOA
ANNUAL MEETING
Wednesday August 17, 2022**

MINUTES

Owners present: Ginger Havlat, Amy Maranowicz, Lynda Shaw, Ann Collins, Shashi Pillai, Rick O'Block, Theo Zeisig, Bryan Alders, Noah Duncan, Kevin Jute, Ron Emerick, Sarah Castner, Sally Mier, Matt Spergel, Donna Seaman and Ryan Colby, plus 14 proxies.

Helen Cartwright represented Creekside Community Association Management.

The Meeting was called to Order at 6:06 pm. A quorum is present.

Approval of Minutes:

Donna moved to approve the minutes of the 2021 Annual Meeting. Conor seconded the motion, which passed unanimously.

President's Report:

We currently have seven board members, and a few are stepping away from the board this year. We would like to thank them for their service to the community, and also encourage other owners to get involved.

Completed projects:

The east boundary fence was repaired in partnership with Plum Creek Village HOA. Our painting contractor is in process of painting the Woodridge side.

The drainage structure at the southeast corner of the property was modified to allow better drainage. There is now less build-up of debris in that area.

We had the overgrown junipers removed along the east fence as a fire mitigation measure. Bushes around the buildings have also been trimmed.

We did an extensive round of tree trimming last year, and so we had little storm damage over the winter, with the exception of an ash by 4822 that was removed after a large section broke off.

On-going projects:

Siding repairs – we are getting a second bid from another contractor. His opinion is that for the most part the current siding is functional, it is just old. We are planning to only replace sections of siding that are damaged.

We are planning to get more information on the cost of replacing siding, probably in stages. It is likely that this kind of project would need to be financed, which would require a lot of homeowner consultation.

We are also planning to replace top boards on the patio fences throughout the property. We have tried to schedule a curbside assessment with Boulder Fire to get advice on any other actions the board could take to minimize fire hazards on the property.

Notes to owners:

Architectural approval is required for any modifications to the exterior of the building, including windows.

Thanks to everyone for making better efforts with cleaning up after your dogs. Bags are available on the pole by the west side parking area.

Please call the manager if you see any issues with irrigation (not coming on, not switching off, broken head, leaks etc). We have avoided any large breaks this year.

Treasurer's Report / 2023 Budget:

As of August 2022, we have \$4,042.44 in our operating account and \$166,836.84 in reserve savings - \$22,539.40 of which is in our investment account. This gives total assets of \$170,879.28. Year to date, dues income is normal and expenses are slightly over budget, due mostly to an expensive snow season.

The board has provisionally approved a budget with a \$10 / month dues increase to \$280 / month. Once we receive the insurance renewal quote and have more data on water costs this may be increased, in which case a ballot will be sent to owners.

2023 Projects:

We do not have any major projects planned for 2023. We will look at options for improvements on the east side where the junipers were removed, and any siding repairs that are needed.

Homeowners' Concerns:

Theo asked if the snow removal crew needs to come twice a storm. The snow removal is dependent on the timing and duration of each storm. Owners can contact the manager if they notice any issues with snow removal – we can get someone back over to take care of problems.

There is a section of ground behind 3002-3006 where grass will not grow because it is too shady. Bryan asked if we can look at alternative ground cover like rock mulch or flagstones.

Election of Directors:

Kevin and Donna are up for re-election. Kevin has volunteered to stay on the board and Donna is stepping down. Noah and Jessica are both leaving the board with one year left on their terms.

Conor moved to elect Sarah to the open three year term on the board, Kevin to a new three year term, and Eric and Sally to one year terms on the board. Donna seconded the motion, which passed unanimously.

The meeting was adjourned at 6:38 pm.