

**Woodridge Townhomes of Boulder HOA
ANNUAL MEETING
Wednesday August 18, 2021**

MINUTES

Owners present: Shashi Pillai, Ginger Havlat, Lynda Shaw, Noah Duncan, Bryan Alders, Ann Collins, Eric Schoeller, Theo Zeisig, Donna Seaman, Gus & Beth Cooke, Candis Cooke, Sally Mier, Sarah Castner, Conor Parlo-Simon, Kevin Jute, Jacob Marienthal and Ryan Colby, plus 14 proxies.

Helen Cartwright represented Creekside Community Association Management.

The Meeting was called to Order at 6:07 pm. A quorum is present.

Approval of Minutes:

Donna moved to approve the minutes of the 2020 Annual Meeting. Lynda seconded the motion, which passed unanimously.

President's Report:

Conor Parlo-Simon reported on the association activities this over the past year. Concrete drainage blocks were added to help prevent the mowers from damaging downspout extenders

We had the chimneys inspected. Six of them needed cleaning, which have either been done or is scheduled.

Roof vent guards were installed to prevent squirrels getting into the attics.

We did a round of concrete repairs. Some trip hazards were ground down and sections of front walks and driveway pads were replaced.

Two trees in the common area are scheduled for removal. They will be replaced at some point. We will also do a round of trimming as the trees have grown a lot with all the moisture we have had this year. This will be completed before snow season begins.

Green Spaces have just completed a significant irrigation repair on the south side of Fulton. A valve box had been buried by the turf.

Four townhomes have changed ownership this year.

Treasurer's Report / 2022 Budget:

At the end of July 2021, we have \$1157 in our operating account and \$144,033 in reserve savings, including \$17,734 in the investment account. Current income is slightly ahead of the budget. Expenses are normal for the time of year, No owners are more than 30 days past due on their payments.

The board approved a budget for 2022 with a \$5 / month dues increase to cover increases in operating costs. Dues will be \$270.00 beginning January 1, 2022.

New Business / 2021 Projects:

The board still has plans to improve the east boundary, including replacing the junipers. We are in conversation with Plum Creek Village over the ownership of the boundary fence between the two properties. The fence needs some repairs and new stain.

Election of Directors:

Sarah made a motion to re-elect Conor Parlo-Simon and Ryan Colby for new three-year terms on the board. Ginger seconded the motion, which passed unanimously.

Homeowners Concerns:

Theo said that the gutters at the front of his garage at 3095 Fulton are clogged and overflowing. The gutters will be cleared, and the trees are going to be trimmed. There was discussion of potentially increasing the gutter size or installing gutter guards.

Beth Cooke requested that a piece of scrap metal is removed from behind 3076 Fulton.

Eric Schoeller reported possible foundation issues at 3064 Fulton. Some settling is normal, the engineer can assess if any action is necessary. He also said the edging around the rock bed at the side of his townhome is bad. This is a more extensive project.

The drainage structure at the southeast of the property needs improvement to prevent build-up of sludge.

Candis Cook said there is a bush behind 3054 Fulton Circle next to the patio that needs to be removed.

Shashi Pillai would like some of the irises removed from the front area at 3002 – 3004 Fulton. We will look at this in the spring

Beth Cooke asked about replacing her front door at 3076 Fulton. She should match the existing style and submit an architectural application.

The meeting was adjourned at 6:40 pm.

The next board meeting will be on Monday October 25, 2021.