

Woodridge Townhomes of Boulder  
Board Meeting  
April 13, 2020

MINUTES

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Board members present: Noah Duncan, Donna Seaman, Kevin Jute, Mike Holm, Jessica Candelaria, Conor Parlo Simon & Ryan Colby  
Owners present: Eric Schoeller  
Helen Cartwright represented Creekside Community Association Management.

The Meeting was called to order at 6:43 pm. A quorum is present. The meeting was held online due to the COVID-19 Stay at Home order.

Approval of Agenda:

Conor moved to approve the agenda. Noah seconded the motion, which passed unanimously.

Approval of Minutes:

Conor moved to approve the minutes of the February 24, 2020 meeting. Kevin seconded the motion, which passed unanimously.

Financial Statements:

At the end of March 2020 we have \$3,427 in the checking account and \$115,411 in reserve savings, which includes \$5,222 in the investment account. Income is around \$1,000 under budget which is about equivalent to the amount in delinquent homeowner dues.

Administration expenses are right on budget and utilities are under budget which is normal for the time of year as the irrigation is still off. Maintenance costs are over budget due to the large expense for snow removal this spring. We are one month behind on reserve transfers, also due to the high snow removal costs.

Mike moved to approve the January financial statements. Conor seconded the motion, which passed unanimously.

Old Business:

*Covenant Violations 3037:* The tenant at 3037 has moved out and the owner will be remodeling the interior. The exterior has been cleared up and any costs billed to the property owner.

*Foundation Issue at 3058:* We are still waiting for the building to adjust to the change in the way the load is distributed. Once the COVID-19 Stay at Home order is lifted we can get a contractor in there. Donna moved to approve the bid from Green Spaces to do the remediation work in the landscaping. Noah seconded the motion which passed unanimously.

*Gutter Heat Tape:* The board decided that installing heat tape in all the north facing gutters would be too expensive an undertaking for the association. The board has to balance providing a service with the overall financial implications.

Noah moved to put back the wording about owner responsibility for heat tape to the Users Guide. Conor seconded the motion, which passed unanimously. In September we will investigate getting an early gutter cleaning done in case we have heavy snow in the fall again this year.

New Business:

*Garage Light Fixtures:* Donna presented a proposal for a new garage light fixture that is dark bronze, meets the requirements of the Outdoor Lighting ordinance and is reasonably priced. We will install a sample at 3046 to see if it looks good, is bright enough etc. We will need to get the approval of owners for a change in the garage lights. Porch lights at Woodridge are the responsibility of owners and are not consistent throughout the community.

*Grounds projects:* Donna moved to approve upgrading the rock bed at 3035-3037, with the proviso that the owner of 3035 should be consulted. Noah seconded the motion, which passed unanimously. Donna moved to add mulch around the trees. Jessica seconded the motion which passed unanimously. Noah moved to replace the rock bed at 4822. We will request the homeowner either provide proof of permission to remove the rocks or cover the cost of replacement. Mike seconded the motion, which passed unanimously.

*Tree Care:* Donna moved to approve the tree treatments proposed by Taddiken Tree. Mike seconded the motion, which passed unanimously. Augustine Tree will forward a trimming proposal once the snow has melted. Ed will include an evaluation of the tree to the south of 3036.

*Community Check-in:* Neighbors are keeping in touch and helping each other out during the Stay at Home order.

Homeowners Concerns / Other Business:

All items on the manager report have been taken care of. Noah requested that Green Spaces are more careful with their mowers around the trees and around the gutter extensions. He suggested that they could weed whack around the gutter extensions instead.

Next Board Meeting Date:

The next board meeting will be at 6:30 pm on Monday June 22, 2020. Location TBD.

The meeting was adjourned at 7:53 pm.