

Woodridge Townhomes of Boulder
Board Meeting
April 2, 2018

MINUTES

The Meeting was called to Order at 6:35 pm.

Present were: Donna Seaman, Kathryn Drapeau, Kevin Jute, Mike Holm, Noah Duncan and Jessica Candelaria. We have a quorum. Helen Cartwright represented Creekside Community Association Management.

Approval of Agenda:

Kathryn moved to approve the agenda. Mike seconded the motion, which passed unanimously.

Approval of Minutes:

Mike moved to approve the minutes of the January 22, 2018 meeting. Kevin seconded the motion, which passed unanimously.

Financial Statements:

As of March 2018 we have \$16,083.87 in our checking account and \$164,695.87 in reserve savings.

Expenses are normal and we are operating within our budget. Gutter repairs and staining the Valmont fence will be posted to reserve projects instead of repairs and maintenance.

One owner is over 30 days past due and total delinquencies at the end of March are \$1987.50.

Kathryn moved to approve the March 2018 financial statements. Noah seconded the motion, which passed unanimously.

Old Business:

Painting and Siding Repair: Out of the 28 owners who responded to the paint color survey, 23 voted to change the color of the blue buildings and 5 voted against the motion. Cal's Painting can start on the project whenever we are ready. We will install fake hanging spiders to deter the woodpeckers.

Outgoing Mailbox: Mike and Donna are meeting with USPS tomorrow to install a new lock for the outgoing mailbox. Lynda Shaw has agreed to move her mailbox so the one with the slot can be used for outgoing mail.

Fence Staining: The Valmont fence staining has been done. After inspecting the patio fences, the board decided to look into staining all of the outer fence sections, as well as the tops. Helen will get a price from Mark Flett.

Gutter Repairs: The Gutter It proposal for gutter repairs was approved by email and the work has been completed.

New Business:

Grounds Maintenance: Green Spaces have provided a bid of \$3223.00 to make necessary repairs to the sprinklers. Jessica moved to approve the bid. Kathryn seconded the motion, which passed unanimously. We will ask Mike to also provide a bid to install irrigation for the junipers by the east side fence.

Catherine Herrman will not be taking care of the gardens this year. We have a bid not to exceed \$4100.00 from Elena Cipollone for the same scope of work. Noah moved to approve hiring Elena. Kevin seconded the motion which passed unanimously. Helen will check previous year's numbers to make sure this cost is comparable.

Webpage: The new web page for Woodridge Townhomes is at www.creeksidecam.com/woodridge/. Helen will send out the address to homeowners once all the links are set up.

Homeowners Concerns:

Kevin said there is a sprinkler control box coming unattached from the back of his building. Helen will ask Green Spaces to take care of this.

Sally said that the tenants at 3037 have not been putting their trash cans away. Helen will contact the owner.

Next Meeting Date:

The next meeting will be at 6:30 pm on Monday June 11 at 3046 Fulton Circle.

The meeting was adjourned at 7:25 pm.