

Woodridge Townhomes of Boulder  
Board Meeting  
April 22, 2019

MINUTES

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Board members present: Donna Seaman, Conor Parlo Simon, Ryan Colby, Jessica Candelaria and Mike Holm.  
Helen Cartwright represented Creekside Community Association Management.

The Meeting was called to order at 6:41 pm. A quorum is present.

Approval of Agenda:

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

Approval of Minutes:

Donna moved to approve the minutes of the February 25, 2019 meeting. Jessica seconded the motion, which passed unanimously.

Financial Statements:

At the end of March 2019 we have \$20,624.44 in the checking account and \$124,816.66 in reserve savings.

Income and expenses are both normal for the time of year. There is a total of \$1,320 in delinquencies, but no owners are over 30 days past due. We have been making the monthly reserve transfers.

Donna moved to approve the March 2019 financial statements. Conor seconded the motion, which passed unanimously.

Old Business:

*Trees – winter clearance pruning:* The winter pruning has been completed. The first section of the juniper hedge has been trimmed and is looking really good.

*Concrete porch repairs:* These repairs are scheduled for Monday April 29. Helen will contact the affected owners to give them notice.

*Gutter repairs:* Gutter repairs on the 4 wheat penny buildings have been completed.

*Painting & Siding Project:* Cal's Painting will start work on the final four buildings on Monday April 29. They will start at 4822-4828 Edison. Helen will notify the owners.

New Business:

*Juniper Hedge:* The bid from Augustine Tree to trim the rest of the juniper hedge was approved by email. They have nearly finished the job.

*Investment Account:* Mike will be the control person on the account, and Donna, Jessica and Noah will be authorized individuals. Helen will be the trusted contact person. Once the documentation has been completed the application and initial investment of one month's dues from two units will be submitted. Automatic monthly payments and online access to the account will be set up.

*ACC Applications:*

The application from 3058 for new windows and patio door was approved by the Architectural Control Committee.

There is an unapproved addition to the patio fence at 3037. Helen has given a deadline of April 30 for this to be removed and the fence restored to the original condition.

Homeowners Concerns:

The porch light out at 3006 Fulton. Mike will change the bulb.

There are some concerns about frequent, short time visitors at 3037. No action will be taken on this. The noise issues from the tenants at 3037 have been resolved.

Annual Meeting / Board Meeting Date:

The next board meeting will be at 6:30 pm on Wednesday July 17, 2019 at 3046 Fulton Circle.

The annual meeting will be at 6:00 pm on Wednesday August 21, 2019.

The meeting was adjourned at 7:24 pm.