

Woodridge Townhomes of Boulder
Board Meeting
August 27, 2018

MINUTES

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

Present were: Donna Seaman, Noah Duncan, Jessica Candelaria and Sally Mier. We do not have a quorum present. Helen Cartwright represented Creekside Community Association Management.

Approval of Minutes:

Donna moved to approve the minutes of the June 11, 2018 meeting. Jessica seconded the motion, and Noah also approved.

Financial Statements:

At the end of July 2018 we have \$18,780.31 in the checking account and \$90,224.31 in reserve savings.

Income is slightly over budget for the year to date. Insurance is under budget and so is water as the irrigation was turned off for a while when the buildings were being painted. We have been making regular transfers to the reserve account. Reserves expenditures are over budget by \$30,000.

There is a total of \$700 in delinquencies over 30 days past due. No owners are over 60 days delinquent.

Donna moved to approve the July 2018 financial statements. Noah seconded the motion, and Jessica also approved.

Old Business:

Painting and Siding Project: This year's planned painting has been completed. This leaves only the four Wheat Penny buildings to be done next year. Once the work at 4804 is completed, Cal's Painting will touch up the painting.

In order to complete the painting project we will need to get approval from the owners for an additional \$35,000 expenditure. The siding repairs have been more extensive than was originally budgeted for.

Cal's Painting will return in the spring as soon as it is warm enough. We will have the remainder of the gutters repaired before this.

Grounds Maintenance: The additional irrigation at the east fence has been installed and is working. The repairs to the edging around the rock beds is about 75% complete.

Augustine Tree have done the clearance trimming of the trees. They will return after the first frost to finish up the pines.

Donna will co-ordinate collecting the wasp catchers.

Reserve Savings: We will close the CD when it matures and put the funds in the Flex Savings account. Developing a more robust investment strategy will be a discussion item at the Annual Meeting.

New Business:

3098 Foundation: A helical pier has been installed. The corner of the building is now level and the deadbolt is functioning properly. The insulation will be removed and replaced.

Snow Removal: Jessica moved to approve the snow removal contract with Great Outdoors. Noah seconded the motion. We will get approval from the rest of the board by email.

2019 Budget: Helen will update the figures and send the budget to the rest of the board for discussion and approval. On the reserve study we will push out the sprinkler improvements and the asphalt and add a line item for updating the west boundary. This could be either a fence, new bushes, or a combination.

Board Vacancy: Kathryn is taking a break from being on the board. John will be up for re-election at the Annual Meeting. We need to recruit at least one new board member.

ACC Applications: The applications from 3046 and 4804 for new windows and from 3077 for an Air Conditioner were all approved by email. Helen will follow up with the owners of 3055 to make sure they are installing approved windows.

Homeowners Concerns:

Sally said that the tenants at 3037 have been leaving out trash bags and not putting their trash cans in the garage after they have been emptied. Helen will follow up with the owner.

There is a broken sprinkler head in front of 3084.

Annual Meeting Date:

The Annual Meeting will be at 6:30 pm on Wednesday September 12 at the common green.

The meeting was adjourned at 7:41 pm.