

Woodridge Townhomes of Boulder  
Board Meeting  
February 24, 2020

MINUTES

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Board members present: 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 6:36 pm. A quorum is present.

Approval of Agenda:

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

Approval of Minutes:

Jessica moved to approve the minutes of the November 18, 2019 meeting.

Conor seconded the motion, which passed unanimously.

Financial Statements:

At the end of January 2020 we have \$2,399.72 in the checking account and \$127,109.92 in reserve savings, which includes \$3765.95 in the investment account.

So far this year we are operating within the budget and all expenses are normal for the time of year. One owner is over 60 days past due on paying their assessment.

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

Old Business:

*Covenant Violations 3037:* The tenant at 3037 is being evicted by the owner, and the property should be vacated by the end of the month.

*Foundation Issue at 3058:* The board approved the bid from Van Matre Construction to install helical piers by email. The work has been completed. The contractor has advised that it will take a couple of months for the building to adjust to the new load distribution. After that period we can proceed with any interior repairs that are necessary. There is also remediation required in the landscaping, which will be taken care of when the irrigation is turned on in the spring.

New Business:

*Snow Removal:* The board approved a new snow removal contract with Ward's Landscaping by email. They have been doing an excellent job, but with the large amount of snow this month, we have already exceeded the annual budget for snow removal. We will ask them to cut in half the amount of snow removal they are using.

*Grounds Maintenance contract:* Donna moved to approve the 2020 grounds maintenance contract with Green Spaces. Jessica seconded the motion, which passed unanimously.

*Leaks from snow storm:*

Exterior repairs have been made at 3035, 3092, 3058, 3097 and 3099 Fulton Circle. Interior repairs have also been completed at 3097 Fulton. These repairs should prevent similar leaks in situations where ice builds up in the gutters. The board decided not to proceed with installing ice melt in these gutters. We will ask Bill Johnston to inspect the rest of the buildings for any similar areas that need to be caulked behind the gutters.

The current HOA rules state that installing gutter heat tape is considered a homeowner responsibility. Donna moved to remove that clause from the rules and to make gutter heat tape an HOA responsibility. Jessica seconded the motion, which passed unanimously. We will get further bids from other contractors for installing heat tape on the north facing gutters.

*Updating the User's Guide:* Helen presented an updated version of the Woodridge Rules. Donna moved to approve the revisions, including removing the section on owner responsibility for heat tape. Conor seconded the motion, which passed unanimously.

Homeowners Concerns / Other Business:

Donna said the renter at 3044 has asked if he can park a camper in the parking lot. Campers are not allowed to be parked in the communal parking areas or on driveways. Vehicles can be parked for 3 days maximum on the west side of Fulton Circle.

The garage light at 3033 needs replacing. Donna will research three options for new garage lights that meet the night sky ordinance.

Next Board Meeting Date:

The next board meeting will be at 6:30 pm on Monday April 13, 2020 at 3046 Fulton Circle.

The meeting was adjourned at 7:39 pm.