

Woodridge Townhomes of Boulder
Board Meeting
February 22, 2021

MINUTES

Board members present: Noah Duncan, Donna Seaman, Ryan Colby, Mike Holm & Connor Parlo Simon. A quorum is present.

Owners present: Candis Cooke

Helen Cartwright represented Creekside Community Association Management.

The Meeting was held online and called to order at 6:34 pm.

Approval of Agenda:

The tree care proposal was added to the agenda. Donna moved to approve the agenda with this addition. Connor seconded the motion, which passed unanimously.

Approval of Minutes:

Donna moved to approve the minutes of the September 28, 2020 meeting.

Connor seconded the motion, which passed unanimously.

Financial Statements:

At the end of January 2021, we have \$8,644.31 in the checking account and \$123,483.47 in reserve savings, which includes \$12,132.4458 in the investment account.

All of the budget items are normal for the time of year. No owners are over 30 days past due in paying their assessment.

Donna moved to approve the January 2021 financial statements. Connor seconded the motion, which passed unanimously.

Old Business:

Downspout / Extender repairs: Gutter It will get us a proposal for general repairs and replacing concrete blocks.

Snow removal review: Boulder Snow Removal / Green Spaces have been doing a good job. They are more careful about applying ice melt applied and the service is timely.

Parking blocks: Green Spaces tried several times to replace the damaged parking blocks but were unable to because of parked cars in the spaces. Donna will check this has been completed.

New Business:

Concrete Bid: Donna and Mike reviewed the bid from Front Range to repair and replace concrete. Their assessment was that not all of this work was needed, and requested a meeting with the contractor to identify the areas that were most urgent.

Grounds Maintenance contract: The Green Spaces contract has no price increases from last year. Donna moved to approve the contract. Ryan seconded the motion which passed unanimously. We will ask the mowers to be careful around the trees and the downspout blocks. The fertilizer should be organic and we won't spray the rock beds. Elena & her crew can do weeding 3-4 times over the season.

East boundary improvements: We will meet with Mike from Green Spaces in the spring to discuss suitable replacements for the junipers along the east boundary.

Bird feeders: Several residents have installed large bird feeders, which may be attracting squirrels and perhaps the flickers when they return. Instead of asking people to remove their feeders, the board decided to look into installing more vent guards to prevent squirrels gaining access. Helen will get a proposal from Northern Colorado Pest & Wildlife.

Tree Care proposal: The proposal from Taddiken Tree includes treating the ash trees for Emerald Ash Borer. There are a couple of ash trees that Ed has suggested are not worth treating. Donna moved to approve the bid, with the exception of checking the ash trees. Mike seconded the motion, which passed unanimously.

Homeowners Concerns / Other Business:

There are a couple of rusty vents on the roof at 3053. Also, the roof at 3055 – 3057 looks tattered. Helen will ask Van Lier Roofing to investigate.

A downspout on the south side of 3084 needs to be repaired.

Donna will arrange a crew to put up the wasp catchers in April.

A couple of sensors for the garage lights have been replaced.

Next Meeting Date:

The next board meeting will be at 6:30 pm on Monday May 3, 2021.

The meeting was adjourned at 7:35 pm.