

Woodridge Townhomes of Boulder
Minutes of the Board Meeting
January 23, 2017

The Meeting was called to Order at 6:33 pm.

Present were: Donna Seaman, Kevin Jute, Fraser Robert, Kathryn Drapeau, Mike Holm, Jacob Marienthal and John Allison. We have a quorum. Helen Cartwright represented Bartlett Property Management.

Approval of Agenda:

Tree care bid was added to the agenda. Kathryn moved to approve the agenda. Mike seconded the motion, which passed unanimously.

Approval of Minutes:

Kathryn moved to approve the minutes of the October 17, 2016 meeting. Mike seconded the motion, which passed unanimously.

Financial Statements:

At the end of 2016 total assets were \$144,295.24.

We went over budget in landscaping and snow removal last year. The scope of work increased for snow removal and the 2017 budget reflects that. Several extra projects, including trimming the juniper hedge and re-sodding some areas of grass, resulted in the over spending in landscaping.

John moved to approve the December financial statements. Mike seconded the motion, which passed unanimously.

Old Business:

Siding Repair: Helen, Donna and Mike met with another potential contractor – Cassidy Hoffman of Rocky Mountain Improvements. We are looking into replacing entire sides of buildings, prioritized by need. We will encourage owners with original windows to have them replaced when the siding is being replaced. Home wrap and insulation could be added as an extra at homeowner request, and at their expense.

Porch sidewalls: Five of the porch sidewalls have been stabilized.

New Business:

Tree Care: Kathryn moved to approve the bid from Taddiken Tree to treat the trees for pests and mineral deficiencies. Jacob seconded the motion, which passed unanimously.

Grounds Maintenance: The landscaping contract with Green Spaces was approved for two years in 2016. We will ask them to pay more attention to our irrigation needs this year to ensure that we are not over watering.

Homeowners Concerns:

Dog Waste: Cam Low does a clean-up of the property once a week, including dog waste and trash. A reminder about cleaning up after dogs and keeping them on leash will be distributed to all residents. We have installed another dog bag dispenser in the common area to the south of the property.

Next Meeting Date:

The next meeting will be at 6:30 pm on Monday April 17, 2017 at 3046 Fulton Circle.

The meeting was adjourned at 7:27 pm.