

Woodridge Townhomes of Boulder
Minutes of the Board Meeting
January 22, 2018

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

Present were: Donna Seaman, Kathryn Drapeau, Kevin Jute, John Allison, Noah Duncan, Jessica Candelaria, Mike Holm and Ryan Colby. We have a quorum. Helen Cartwright represented Creekside Community Association Management.

Approval of Agenda:

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

Approval of Minutes:

Mike moved to approve the minutes of the October 25, 2017 meeting. Kathryn seconded the motion, which passed unanimously.

Financial Statements:

At the end of 2017 we had \$17,704.38 in our checking account and \$152,164.89 in reserve savings.

We were right on budget for income for the year. Administration, building repairs and snow removal all came out under budget. We went over budget for the year on reserve projects because of the painting and siding repair project. We hope to come in on budget for the project as a whole over after three years.

All budgeted reserves transfers have been made. We saved \$43,850.00 in 2017. Seven owners are behind on their dues. There is a total of \$1670.00 in delinquent payments.

Statements are sent every month to owners who are delinquent in paying their dues.

John requested that we find out who would be responsible for covering the deductible in the event the Association makes an insurance claim. The board has earmarked \$10,000.00 in the reserve account to cover the insurance deductible and John wants to make sure that it would not be billed back to owners.

Kathryn moved to approve the December financial statements. Noah seconded the motion, which passed unanimously.

Old Business:

Painting and Siding Repair: Donna proposed that we continue the painting project by completing six buildings in 2018. It was agreed to do the two blue buildings, the two lanyard and then move on to canoe. We will consult with Cal on which of the canoe buildings are in worst shape.

The owners of the two blue buildings are in agreement to change the color. The proposal that will be presented to owners to vote on is 4802-4806 Green Earth and 3072-3078 Lanyard. Kathryn & Helen will set up an online questionnaire for owners to respond to.

We will ask Cal to install hanging wire bird deterrents like those at Pleasant View Knoll.

Grounds Maintenance:

Mike moved to approve the 2018 Green Spaces contract for grounds maintenance including the pre-emergent treatment if it is organic. Kathryn seconded the motion, which passed unanimously

Outgoing Mailbox: We will add an outgoing mailbox to each set of mailboxes. Mike will confirm with USPS that the mailbox we chose is approved.

Fence Staining: Mark Flett has bid \$1450 to stain the Valmont fence. Kathryn moved to approve the bid. Kevin seconded the motion which passed unanimously. Helen will meet with Mark to inspect the patio fences and update the bid.

New Business:

Landscaping: Donna requested that Green Spaces clear up the trash from the strip on the west side of Fulton Circle. We will start investigating the possibility of replacing the overgrown junipers with a fence, so that it can be included in the long range plan.

We will meet with Mike to cost out the sprinkler improvements that he has proposed.

Gutter Repairs: Helen will ask Gutter It to provide a bid for gutter repairs on the lanyard and canoe buildings. The gutters on the blue buildings were repaired last year.

ACC Applications: The applications from 3094 to replace the deck and from 3095 for replacement windows were approved by the Architectural Control Committee. Fraser has agreed to continue on the ACC along with Kathryn and Mike.

Tree Treatments: Kathryn moved to approve the bid from Taddiken for tree treatments. Noah seconded the motion, which passed unanimously.

Homeowners Concerns:

Kathryn asked about getting a bid for group pricing to install exterior faucets on homes. This would be an individual expense. Helen will check in with Mark at Centennial Plumbing.

Next Meeting Date:

The next meeting will be at 6:30 pm on Monday April 2 at 3046 Fulton Circle.

The meeting was adjourned at 7:52 pm.