

Woodridge Townhomes of Boulder
Board Meeting | Monday January 22, 2024

MINUTES

Board Members: Bryan Alders, Donna Seaman, Sally Mier, Kevin Jute, Ryan Colby , Sarah Castner and Eric Schoeller. A quorum is present
Owners present | Krishna Subburaj
Manager: Helen Cartwright

AGENDA

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

MINUTES

Donna moved to approve the minutes of the October 16, 2023 board meeting. Bryan seconded the motion, which passed unanimously.

FINANCIALS

At the end of 2023 the association has total assets of \$197,439.

We ended the year over budget in repairs and maintenance, in all areas, although this did include some special projects like a major irrigation repair and additional lawn treatments. The board intends to look for opportunities to minimize costs this year, including monitoring the weeding expenditure.

Ryan moved to approve the December 2023 financial statements. Donna seconded the motion, which passed unanimously.

OLD BUSINESS

Tree Trimming: Augustine Trees has completed the first round of tree trimming and removals. We will discuss whether to move on to the #2 priority list at the next board meeting.

Patio Fences: The projects to replace the top boards on the patio fences and to stain the fences have been completed.

Parking Light: The light in the west parking area has been replaced.

NEW BUSINESS

Grounds Maintenance: Sally moved to remove the weekly 'grounds maintenance' item from the Green Spaces proposal and approve the rest of the contract. Ryan seconded the motion, which passed unanimously. Grounds maintenance items will be requested as needed at the general labor rate. We will work with Green Spaces on communications around application of lawn treatments, and will set up a meeting with Dwayne in the spring to discuss priorities and specific requests.

Shari Singleton will take over the weekly grounds clean up from Cam Low. We will review the arrangement after a month or so.

ACC Applications: The application to install a heat pump at 3056 Fulton was approved by the Architectural Control Committee.

OTHER BUSINESS / HOMEOWNER CONCERNS

2024 Priorities: We will do a concrete walkthrough in the spring. We will ask Ed from Augustine Trees for a recommendation for a new tree to replace the ash tree removed from near the west parking area. It should provide shade and grow well.

Sally said that the drainage is blocked by the snow pile by the fire lane. Helen will ask Boulder Snow to reconfigure the pile.

Eric reported a roof leak at 3055 Fulton. Helen will contact the owner for more information, and get the roofer to take care of this.

NEXT MEETING

The next board meeting is scheduled for Monday April 8, 2024 at 6 pm.

The meeting adjourned at 7:24 pm

Woodridge Townhomes Manager's Report | January 22 2024

10/17/23 | Donna Seaman, 3046

Fallen branch on roof at 4846 Edison. *This should have been removed as part of the fall gutter cleaning.*

10/17/23 | Sally Mier, 3053

Grounds crew pointed out a split in a tree behind 4824. *Augustine Tree inspected the tree and recommended immediate removal, which was taken care of.*

10/25/23 | Cam Low, 3093

Garage light has gone out again. *Eric replaced the bulb.*

11/2/23 | Kathryn Drapeau, 4822

Shrubs planted around electrical box have died and an owner planted shrub by the front entrance has been pruned too hard. *We can look at replanting shrubs in the spring conditions in that area have modified from the removal of the ash tree. The owner shrub appears to be healthy and can also be re-assessed in the spring.*

11/22/23 | Kevin Jute, 3036

Garage light staying on all the time. *The photocell was replaced.*

12/6/23 | Tommy Stover, 3048

Owner's inspection flagged carpenter ants in the crawl space. *Manager working to schedule pest control with tenant's availability to come up with treatment plan.*

1/4/24 | Donna Seaman, 3046

Reported a missing '5' on the building address at 3055. *Manager contacted homeowner who located and reattached the missing number.*

1/8/24 | Ginger Havlat,

Reported that concrete caulk is splitting. *We can look at this the next time we inspect the concrete walkways and driveways.*

1/14/24 | Donna Seaman, 3046

Queried need for snow removal. *Contracted limits for snow removal were met, and due to extreme cold temps there would be no melting.*