

Woodridge Townhomes of Boulder
Board Meeting
July 10, 2019

MINUTES

Board members present: Donna Seaman, Mike Holm, Kevin Jute, Conor Parlo Simon and Noah Duncan.

Owners present: Sarah Castner, Sally Mier and Bryan Alders.

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. Connor seconded the motion, which passed unanimously.

Approval of Minutes:

Donna moved to approve the minutes of the April 22, 2019 meeting. Conor seconded the motion, which passed unanimously.

Financial Statements:

At the end of June 2019 we have \$13,951.69 in the checking account and \$121,616.47 in reserve savings.

Income is slightly under budget. Expenses for water, repairs and grounds maintenance are all under budget for the time of year. Tree care is over budget and all other expenses are normal. One owner is over 30 days past due.

Donna moved to approve the June 2019 financial statements. Kevin seconded the motion, which passed unanimously.

Old Business:

Concrete porch repairs: The foam jacking repairs have been completed.

Painting & Siding Project: Cal's Painting have completed the final phase of the painting and siding repair project. The total cost was \$197,236, on a \$195,000 budget. We may include a reserve budget line item to for continuing the siding repairs annually.

Juniper Hedge: Augustine Tree have completed the juniper hedge trimming and it looks good.

Investment Account: There was a problem with the application so the account has not been set up yet. Helen will submit the corrected paperwork.

New Business:

2020 Budget: Helen presented a draft budget for 2020 with no dues increase. Noah moved to approve the 2020 budget. Mike seconded the motion, which passed unanimously.

ACC Applications:

The application from 3006 to remove the chimney was approved by the board. The owner did not proceed with this project.

The application from 4804 to install an air conditioner was approved by the ACC. We are not enforcing the requirement to screen A/C units with bushes as they impede the efficient functioning of the unit.

Homeowners Concerns:

Neighbors continue to complain about the tenants at 3037 doing noisy construction work (not home improvement) throughout the day and into the night. They leave junk and tools in the common area and often leave their trash cans out. It also appears that someone associated with this property is sleeping in their car in the west parking lot.

Calling the police is always an option for out of hours noise, although residents may prefer not to involve the police. Owners should pass on complaints promptly to the manager so that they can be addressed right away with the owner.

We will get a bid from Green Spaces to restore the rock bed at 4824. The owner also needs to remove the planter barrels from this area.

The hackberry behind 4804 is in poor condition. It will not be removed at this time. The trees in the center green will be trimmed up to 6 feet.

The irrigation is hitting the siding at 3071 and the AC at 3033. Helen will ask Green Spaces to adjust the heads.

Annual Meeting / Board Meeting Date:

The next board meeting will be at 6:30 pm on Monday November 18, 2019 at 3046 Fulton Circle.

The annual meeting will be at 6:00 pm on Wednesday August 21, 2019.

The meeting was adjourned at 8:18 pm.