

Woodridge Townhomes of Boulder  
Board Meeting  
July 25, 2022

MINUTES

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Board members present: Donna Seaman, Kevin Jute, Bryan Alders, Ryan Colby and Jessica Candelaria.

Owners present: Darcy Mordhurst, Zach Ward and Sally Mier

Helen Cartwright represented Creekside Community Association Management.

The Meeting was held online and called to order at 6:34 pm. A quorum is present.

Approval of Agenda:

Snow Removal contract was added to the agenda. Donna moved to approve the agenda with this addition. Jessica seconded the motion, which passed unanimously.

Approval of Minutes:

Donna moved to approve the minutes of the March 14, 2022 meeting. Jessica seconded the motion, which passed unanimously.

Financial Statements:

At the end of June 2022, there is \$1330.74 in the checking account and \$171,083.97 in reserve savings. We are over budget in repairs and maintenance due to high snow costs, all other budget items are within budget.

Ryan moved to approve the June 2022 financial statements. Bryan seconded the motion, which passed unanimously.

Old Business:

*East fence treatment:* The estimate from Flett Painting to treat the east fence was approved by email. He will match the product that was used previously.

*Tree trimming:* Augustine Tree are scheduled to be on site this week to raise up trees in the center green. Donna requested that other trees around the property are also trimmed up to 6 feet. As we are close to budget on tree care and board members did not feel that raising the trees was pressing, we will ask Ed to prioritize only trees that really need their lower limbs to be trimmed up.

Ed will provide an estimate of costs to remove the pine adjacent to 3033. The owner is concerned it may be damaging their foundation and, as it is close to the building, it could be considered a fire hazard. Kevin pointed out that the trees make the neighborhood pleasant, and we should try to keep our trees. The owner of 3033 should inspect their crawl space for any impacts from tree roots.

*Siding repairs:* We have an estimate of ~\$20,000 from Cal's Painting to complete siding repairs. The board requested a proposal from another contractor. The option to finance a whole replacement would be expensive for owners, but we could look at a gradual replacement of siding over an extended period instead. Helen will also get another bid to replace top rails on the patio fences.

*Covenant Violations:* There has been an improvement in residents leashing their dogs and picking up their waste. Residents are also putting their trash cans back in their garages more consistently.

Dog complaints against the tenant at 3004 Fulton led to a dispute with this tenant and the tenant at 4804 Edison. Both sets of tenants accused the other of threatening / harassing behavior and the police were involved. Darcy, the owner of 4804, has lost

income because her tenants moved out to temporary accommodation, and she needs to find new tenants. She is requesting that the HOA adds something to the governing documents to specifically make threatening behavior to another resident a violation. The wording currently in Section 8: Nuisances is “*no activity will be conducted on .. the property which is or might be unsafe or hazardous to any person.*”

Bryan, the owner of 3004, said that he had taken the strongest measures that he legally could based on the lease signed by his tenants, who also reported harassing behavior from the other tenants. Darcy will share the wording she uses in her leases that would address such a situation.

The board was sympathetic to the situation, and will look into what changes could be made to the HOA documents, but there were questions around whether inter-personal issues are an HOA responsibility or not. Any criminal behavior is a matter for police involvement.

#### New Business:

*2023 Budget:* Helen presented a draft budget for 2023, which includes increases in operating expenses for insurance, grounds maintenance, water and snow removal, totaling \$7,750. These increases are based on trends in spending over the past several years. In order to fund this a dues increase of \$10–15/month is recommended. The board can approve a budget increase of 5% (\$13.50 month) without homeowner approval. Donna moved to approve a \$10 / month dues increase. Ryan seconded the motion, which passed unanimously. The board will revisit this at the fall board meeting, once the insurance renewal amount has been received.

*Board members:* Donna and Kevin are up for re-election this year. Jessica is moving out of state and will step down from the board. Sarah Castner and Sally Mier are interested in joining the board. Helen will reach out to Noah and Conor to see if they want to stay on the board.

*Short Term Rentals:* Helen consulted with an attorney, who confirmed that short term rentals are considered a ‘residential purpose’ and therefore are allowed by the Woodridge covenants, and she was in error when she wrote to the owner of 4844 to tell them that their short term rental was not permitted by the HOA. Zach said that restricting the use an owner can put their property to could impact home values. As short term rentals are not currently causing an issue the board decided not to pursue making any changes to the covenants at this time.

#### *ACC Applications:*

The radon system at 3084, radon system at 3034 and the front door color at 3002 were all approved by email.

#### Homeowners Concerns / Other Business:

Sally asked if dead bushes that were removed at 3055 will be replaced. As there is no irrigation to this area and the residents did not water the bushes, they will not be replaced.

#### Annual / Next Meeting Date:

The annual meeting will be at 6:30 pm on Wednesday August 17, 2022

The next board meeting will be at 6:30 pm on Monday October 10, 2022

The meeting was adjourned at 8:20 pm.