

Woodridge Townhomes of Boulder
Board Meeting
June 11, 2018

MINUTES

The Meeting was called to Order at 6:45 pm.

Present were: Donna Seaman, John Allison, Mike Holm, Noah Duncan, Kathryn Drapeau, Jessica Candelaria, Bryan Alders, Sally Mier and Conor Parlo-Simon. We have a quorum. Helen Cartwright represented Creekside Community Association Management.

Approval of Agenda:

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

Approval of Minutes:

Mike moved to approve the minutes of the April 2, 2018 meeting. Noah seconded the motion, which passed unanimously.

Financial Statements:

At the end of May 2018 we have \$15,072.21 in the checking account and \$149,549.89 in reserve savings.

Income is right on budget for the year to date.

Administration and utilities are under budget, and we are slightly over budget on snow removal, landscaping and trash. We have spent \$27,000 on reserves projects.

One owner is over 30 days past due and total delinquencies at the end of May are \$1707.50. We will remind owners that they can use Billpay through their bank to set up recurring payments.

John moved to approve the May 2018 financial statements. Mike seconded the motion, which passed unanimously.

Old Business:

Painting and Siding Project: Cal's Painting are currently working on 3093 – 3099 Fulton Circle and should be finished this week. The next building will be 3072 – 3078 Fulton Circle in a few weeks, then on to 3046 – 3048 Fulton Circle. The contractor is doing an excellent job. Kal noted that some of the siding damage was caused by lack of flashing. We will have Van Lier Roofing inspect and give their recommendation.

Outgoing Mailbox: The new outgoing mail slot is working well.

Fence Staining & Painting Mailboxes: Both these projects are completed.

New Business:

Grounds Maintenance: Sprinkler repairs have been completed and Green Spaces will be doing their monthly evaluation of the system this week. There is a

broken head at 3033 Fulton. We will follow up for the estimate for installing irrigation along the east fence.

Green Spaces will trim the low branches in their way, except for the linden and the ash by 3053 Fulton. Augustine Tree will take care of the ash and the linden, as well as the branches over the driveway at 4822 Edison.

The edging around the rock beds looks pretty bad. Things have settled since they were installed in 2009. Green Spaces bid \$6,000 to rebuild all the rock beds. We will see if they can just repair them as they are to keep costs down.

Sally asked about the juniper hedge on the west side of Fulton Circle. We will look at improving this area once the painting and siding repair is completed, and we have had a chance to build our reserves up again.

ACC Applications: The application from 3072 to install an A/C unit was approved by email. We will arrange to have a bush installed and bill the cost back to the owner.

Interest on Reserves: We currently have a low interest rate on our reserve savings, which is in a combination of a CD and a savings account at First National Bank. Mike suggested that we research other options to increase returns while keeping liquidity.

2019 Budget: John and Mike will work with Helen to develop the 2019 Budget.

Homeowners Concerns:

Sally said there are a lot of weeds in the cracks of the concrete in the sidewalks and driveways.

The dog at 3034 barks a lot when the residents are out. Helen will contact the owner to let them know.

John said that the Wards, the Pleasant View Knoll landscapers, arrived at 6:30 am last week and they left a load of debris on Woodridge property. Helen will speak with the PVK manager again.

Next Meeting Date:

The next meeting will be at 6:30 pm on Monday August 20 at 3046 Fulton Circle.

The meeting was adjourned at 8:00 pm.