

Woodridge Townhomes of Boulder
Minutes of the Board Meeting
June 19, 2017

The Meeting was called to Order at 6:38 pm.

Present were: Donna Seaman, Kevin Jute, Fraser Roberts, John Allison, Mike Holm and Sally Mier. We have a quorum. Helen Cartwright represented Bartlett Property Management.

Approval of Agenda:

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

Approval of Minutes:

Mike moved to approve the minutes of the April 17, 2017 meeting. Fraser seconded the motion, which passed unanimously.

Financial Statements:

John reported that the income and expenses are in line with the 2017 budget. At the end of May 2017 we had \$13,741.11 in checking and \$161,955.37 in reserve savings.

Four owners are over 30 days delinquent paying their dues. None are over 60 days past due.

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

Old Business:

Siding Repair: We received three different proposals on how to approach our siding problem.

Rocky Mountain Improvements bid three different options for fully replacing the worst areas with either Hardie Board, hardboard or cedar siding. The bids ranged from \$189,179 - \$242,608 and did not include painting.

Classic Handyman recommended fully replacing the siding with composite siding. The total bid for all buildings was \$567,537, which includes painting.

Cal's Painting bid \$133,500 to repaint all the buildings. In addition they would charge \$45 / hour for any siding repairs.

The Board decided that the most affordable and practical option is to continue with the protocol of painting the buildings and making siding repairs that are needed, rather than replacing the siding entirely. We will get further painting bids and allocate a set amount to spend each year and do the project in phases.

Grounds Maintenance: Helen and Donna met with Green Spaces and Catherine to clarify weeding responsibilities. Green Spaces will be conducting a full

sprinkler review on June 20 and will provide recommendations for zones that are failing and should be replaced, and sprinkler heads that can be moved to minimize spray on the buildings and fences. The Board will review the proposal by email. Fraser moved to approve up to \$5000.00 in sprinkler repairs. Mike seconded the motion, which passed unanimously. Green Spaces will also provide an estimate to reset the metal edging as is needed throughout the property.

New Business:

Gutter Repairs: We will meet with Gutter It to inspect the property for gutter repairs. There are also downspout extensions that need replacing. We will review the gutter every other year going forward.

Tree Trimming: Augustine Trees have been on site today clearing up storm damage and removing dead branches. All of the Ash trees have been treated for Emerald Ash Borer.

2018 Budget: Helen presented a draft budget with a provisional \$10 / month dues increase. Most budget line items would remain the same as this year, with the dues increase generating up to \$6000 in additional reserve savings. This would be put toward the siding repair and painting project.

The reserves study will be updated to project an annual spending amount for painting and siding repairs. A line item for the \$10,000 insurance deductible will also be added.

Homeowners Concerns:

There are wasps in the utility box in front of 3053. Donna will get some wasp spray and take care of this. Sally also has wasps along the west wall and window on the second floor. She will call it in if professional assistance is needed.

Annual Meeting Date:

The Annual Meeting will be at 6:30 pm on Wednesday August 9, 2017 in the central common area. If necessary, a board meeting will be held prior this on Monday July 17.

The meeting was adjourned at 8:07 pm.