

Woodridge Townhomes of Boulder
Board Meeting
June 20, 2023

MINUTES

Board members present: Sally Mier, Sarah Castner, Bryan Alders and Kevin Jute
Helen Cartwright represented Creekside Community Association Management.

The Meeting was held online and called to order at 6:05 pm. A quorum is present.

Approval of Agenda:

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

Approval of Minutes:

Bryan moved to approve the minutes of the June 5, 2023 meeting. Kevin seconded the motion, which passed unanimously.

Financial Statements:

At the end of May 2023 we have total assets of \$202,983.50. Income is slightly over budget as a result of some owners paying outstanding balances and some owners paying dues in advance. Most expenses are on track to meet or be under budget so far this year, although it is still early in the season. Sarah moved to approve the May 2023 financial statements. Bryan seconded the motion, which passed unanimously.

Old Business:

Grounds Maintenance: The second soil amendment treatment was applied last week and the third will be added next week.

The crews applied weed control to the rock beds and front areas in error. The board is unhappy that this was applied at all, and that there was no notice to residents. Helen will make sure that this service is not invoiced and does not happen again.

Altitude Irrigation inspected the sprinkler system. They do not recommend a full rebuild of the system at this time, but did provide recommendations of repairs. They also suggest replacing the backflow device as the one we have is an old style.

Helen will ask Green Spaces to check the irrigation repair by 3053 – the fill dirt has settled and the hole is returning.

We will get a proposal from Altitude on the repairs they are recommending and compare the scope of work against what Green Spaces are including in their estimate.

Stump grinding: This item was tabled for a future meeting.

Patio Fences: Flett Painting have bid \$6500 to stain the patio fences. We are waiting on a second bid to replace the patio fence top boards and will vote on this once we have the comparison.

New Business:

Updating HOA Rules: Sarah started the discussion by stating the importance of board members acknowledging the role that the rules play in keeping the community inclusive and consistent for all residents. Rather than being complaints focused, we can hold all residents to the same standards. Sally mentioned that we need to ensure that any updates that are made to the rules are consistent with the HOA Covenants. We can have an attorney review the document once it has been updated if this seems necessary. Bryan said that he wouldn't want the HOA too be over-burdened with rules and become too draconian.

The board went through the rules, item by item, with potential wording changes and additions noted by Sarah. She and Sally will draw up a revised document to share with the rest of the board based on this discussion.

Items from the discussion that require follow-up:

Add signage around picking up dog waste in the common area.

Review satellite dishes on buildings and have any that are no longer in use to be removed.

Check on vent repair and leaking front faucet at 3037 Fulton.

Check with property manager about window A/C unit at 3058 Fulton.

Get quotes to add drip irrigation to all front garden areas.

Add signage to west parking area stating it is for Woodridge residents and guests only.

Get bid to paint yellow no parking markings on curbs around the circle.

Send out parking rules reminder to all owners and residents.

Contact owner at 3097 Fulton regarding oil stain on driveway.

Check against covenants – are owners responsible for insurance coverage if a loss is caused by their actions / inaction.

Governance Policies: Bryan will include the new governance policies in his President's Report at the Annual Meeting, along with other items we have discussed eg. dogs, parking etc.

Chimney Inspections: The chimney inspections have been completed and three chimneys need to be cleaned. The owners of these properties have been notified.

Next Meeting Date:

The next board meeting will be on August 21, and will include discussion of the 2024 budget.

Annual Meeting Date:

The annual meeting will be held on Wednesday September 5 at 6 pm in the center green.

The meeting was adjourned at 8:53 pm.