

Woodridge Townhomes of Boulder  
Board Meeting  
June 22, 2020

MINUTES

---

Board members present: Noah Duncan, Donna Seaman, Mike Holm, Conor Parlo Simon & Ryan Colby  
Helen Cartwright represented Creekside Community Association Management.

The Meeting was called to order at 6:39 pm. A quorum is present.

Approval of Agenda:

Conor moved to approve the agenda. Noah seconded the motion, which passed unanimously.

Approval of Minutes:

Donna moved to approve the minutes of the April 13, 2020 meeting. Conor seconded the motion, which passed unanimously.

Financial Statements:

At the end of May 2020 we have \$3,774 in the checking account and \$125,039 in reserve savings, which includes \$5,222 in the investment account. Income is slightly ahead of budget and all expenses are normal, except snow removal which is over budget for the year as a whole. There is a total of \$1700 in delinquent accounts. One owner is over 30 days past due.

Noah moved to approve the May 2020 financial statements. Conor seconded the motion, which passed unanimously.

Old Business:

*Foundation Issue at 3058:* Interior repairs were completed by the homeowner as the property is now being rented out. Green Spaces are checking the ground has settled before they do the landscaping repairs adjacent to the building.

*Garage Light Fixtures:* A second sample has been ordered. Once it has been installed we will send out an online survey to owners to vote on a selection. Helen will ask the owner of 3044 for permission to install the sample on their garage. Conor will bring a proposal to the Annual Meeting to formalize how community decisions are made outside of an in person meeting. This will be based on at least 50 % of owners responding (same as quorum for annual meeting) and at least 50 % of respondents voting a certain way.

*Grounds projects:* Green Spaces have replaced the rock bed at 4822 and applied new mulch around the trees. Re-seeding and rock edging at 3058 are on hold, and the updates at 3037 / 3035 still need to be done.

*Tree Care:* The scope of work in the Augustine Tree proposal was approved by email and the crew has nearly completed all the work.

New Business:

*Siding Repair:* As part of the 2020 budget, spending \$10,000 on siding repairs was approved. The board will meet with Kal to define a list of work to be done.

*ACC Applications:* The application for a new air conditioner at 3002 was approved by the Architectural Control Committee.

Homeowners Concerns / Other Business:

All items on the manager report have been taken care of.

Noah asked about parking a camper in the east parking lot. This is not allowed by the HOA rules. Vehicles can park in the same spot on the west side of Fulton Circle for up to 72 hours, as this is a City street.

There was a question about the frequency of the mowing – does it need to be done every week? Helen will remind Green Spaces that we requested they weed whack around the downspout extenders. Once the mowing is done for the year we will make repairs to the downspout extenders.

Annual Meeting Date:

The annual meeting will be at 6:00 pm on Monday August 24, 2020. Location TBD. The board will meet online on Monday July 20 to review the 2021 budget.

The meeting was adjourned at 7:37 pm.