

Woodridge Townhomes of Boulder  
Board Meeting  
June 5, 2023

MINUTES

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Board members present: Sally Mier, Eric Schoeller, Ryan Colby, Bryan Alders and Kevin Jute  
Owners present: Donna Seaman  
Helen Cartwright represented Creekside Community Association Management.

The Meeting was held online and called to order at 6:06 pm. A quorum is present.

Approval of Agenda:

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

Approval of Minutes:

Bryan moved to approve the minutes of the May 15, 2023 meeting. Sally seconded the motion, which passed unanimously.

Financial Statements::

We have total assets of \$201,628.50. Income is slightly over budget. Overall operating expenses are under budget so far this year. We have met the annual budget for snow removal already. We are on schedule in making transfers to the reserve account.

Grounds Maintenance:

Green Spaces are continuing with the soil amendments – the second round of treatment is scheduled to be applied on June 12.

We did a walkthrough with Green Spaces to review the irrigation system. There are many heads that need replacing. Low pressure on some areas indicates underground leaks that are not visible from the surface. They gave an estimate of \$3,000 to repair – we will request a more detailed scope of work from the contractor.

Green Spaces suggested that we get an evaluation of the irrigation from Altitude Irrigation, who will be able to advise on rebuilding some or all of the system. We have a meeting scheduled with them on June 13 at 11:30 am. This will give us a clearer idea of how to proceed.

We do have a rain sensor which will turn off the irrigation if it is raining, but it is not that sensitive to detect recent rainfall. The irrigation should be turned off for the next week or so, and the clock set for less frequent watering after that.

We may want to do some re-seeding this year, based on where we know the irrigation is working properly and there is not too much shade from trees.

Helen will conform with Green Spaces that their quote of \$1700-2500 to reset the edging is for the whole property, not just areas where irrigation heads are adjacent. If that is confirmed then we will give the go ahead to do the work. Bryan requested comparison quotes to fully re do the rock beds and the edging.

Tree Trimming:

We also did a walkthrough with Augustine Trees and they have provided a bid for the pruning items we discussed. There is a high pressure gas line running close to the east fence line where we are looking to grind tree stumps, so Ed is waiting for more information from Xcel to put together a bid for that job.

Helen will clarify with Ed if mulch is OK around the base of trees that have mulch rings – is it just the weed barrier that should be removed?

Bryan moved to approve items #2, 4, 5, 6 and 7 from the Augustine Trees proposal. Kevin seconded the motion, which passed unanimously. We will hold off on raising the branches in the

center green for now, for budgeting reasons, but when we get to this branches can be flagged to notify homeowners.

Next Meeting Date:

We will have a meeting to review the rules and regulations on Tuesday June 20, 2023 at 6 pm. Specific sections that need attention are the architectural approval section (including radon systems and mini-split / heat pump systems for their exterior piping), lighting requirements and recommendations for cleaning dryer vents.

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 7:25 pm.