

Woodridge Townhomes of Boulder
Board Meeting
March 14, 2022

MINUTES

Board members present: Donna Seaman, Kevin Jute, Bryan Alders, Ryan Colby, Conor Parlo Simon, Jessica Candelaria and Noah Duncan. A quorum is present. Helen Cartwright represented Creekside Community Association Management.

The Meeting was held online and called to order at 6:34 pm.

Approval of Agenda:

Donna moved to approve the agenda. Jessica seconded the motion, which passed unanimously.

Approval of Minutes:

Donna moved to approve the minutes of the October 25, 2021 meeting. Bryan seconded the motion, which passed unanimously.

Financial Statements:

At the end of February 2022, the balance sheet shows \$1967.33 in the checking account and \$154864.36 in reserve savings. Everything looks in order with regard to the budget. Snow removal is over budget. The contractor is doing a good job – any issues should be promptly reported to the manager. There have just been a lot of storms this season. Bryan moved to approve the February 2022 financial statements. Donna seconded the motion, which passed unanimously.

There had been questions about why some items were over budget by so much at the end of 2022. This is partly a result of preparing the budget for the following year in advance of the Annual Meeting, which is held in August. This means that the budget is developed with less financial data. Bryan moved to keep the Annual Meeting in August and present a draft budget, with a final budget to be approved at the fall meeting. Donna seconded the motion, which passed unanimously.

Noah explained that there is around \$20,000 in the investment account. While there have been a couple of months where the value decreased, over a year the account has a 16% return rate. The strategy is to leave funds in this account for 10 + years.

Old Business:

Gutter guards: Helen will get an updated cost estimate before the next board meeting.

East fence repairs: This has been completed. Helen will send the bids for staining to the board by email.

Tree trimming: Winter pruning has been completed by Augustine Tree. The removal of the ash and hackberry is scheduled for next week. Sally requested that the hackberry is left for now. Helen will find out the cost difference to remove the hackberry at a later date, and the board will make a decision over email. The storm damaged tree at 4822 will also be removed.

Drainage in SE corner: The project to improve the drainage structure in the southeast corner of the property has been completed and is working well.

New Business:

Grounds Maintenance contract: The 2022 contract with Green Spaces was approved by email. Irrigation costs were almost twice the annual budget last year. This was mostly

due to high temperatures later in the season – more water than usual was used on a lower City budget, so the same amount of water in September cost more than in August. We will monitor the watering schedule more closely this year.

ACC Applications: An application to install an air conditioner at 3092 Fulton was approved by email.

Homeowners Concerns / Other Business:

Helen will arrange a meeting with Cal's Painting to get an estimate for ongoing siding repairs.

We will send out a flyer to owners and residents with the dog rules, as well as a reminder about putting trash cans away and not parking on the inside of Fulton Circle.

The board will discuss further improvements at the east boundary fence. The junipers provide some privacy from neighboring homes but they are in poor condition and very dry. We will inspect bushes around the buildings for safety and remove any that have died.

Next Meeting Date:

The next board meeting will be at 6:30 pm on Monday July 25, 2022

The meeting was adjourned at 8:15 pm.