

Woodridge Townhomes of Boulder
Board Meeting
November 18, 2019

MINUTES

Board members present: Donna Seaman, Kevin Jute, Mike Holm, Noah Duncan & Ryan Colby

Owners present: Sally Mier

Helen Cartwright represented Creekside Community Association Management.

The Meeting was called to order at 6:38 pm. A quorum is present.

Approval of Agenda:

Fall clean up was added to the agenda. Noah moved to approve the agenda. Ryan seconded the motion, which passed unanimously.

Approval of Minutes:

Donna moved to approve the minutes of the July 10, 2019 meeting. Noah seconded the motion, which passed unanimously.

Financial Statements:

At the end of October 2019 we have \$1,009.14 in the checking account and \$113,838.26 in reserve savings, which includes \$3680.87 in the investment account.

Income is right on budget. Expenses for tree care are over budget but all other expenses are at or below budget. Reserves transfers are up to date and we have spent \$57,000 to complete the last phase of the painting / siding repair project. No owner is over 30 days past due on paying their assessment.

The October financial statements were approved by email.

Old Business:

Chimney Inspections: All but 3 chimneys have been cleaned.

Covenant Violations 3037: There is a carpet leaning up against the garage light. Helen will contact the owners. We still need to remove the unauthorized addition to the patio fence.

New Business:

Snow Removal: The snow removal contract with Great Outdoors Maintenance was approved by email.

Appointment of Officers: Donna moved to appoint Mike as President, Donna as Vice-President and Noah as Treasurer. Noah seconded the motion, which passed unanimously.

Foundation Issue at 3058: We have one bid from Van Matre Construction to install helical piers and are getting another from Park Range Construction. The downspout extender has been replaced. The downspout extensions getting

damaged by the mowers is an on-going problem – we will look at options for improving this in the spring.

The rock bed adjacent to 4824 needs to be replaced. The cost should be billed back to the homeowner as they removed the rocks. Helen will write to Cam about her rose bushes – she will be responsible for any damage caused by watering alongside the building.

ACC Applications: Sally wants to install a new screen door at 3053. She should provide product details to the ACC for approval.

Fraser Roberts asked if his ACC approval from 2004 for a new skylight at 4828 was still OK. The board decided that ACC approvals are good for 2 years and after that time a new application must be submitted. Grey or brown have both been permitted for skylights.

Homeowners Concerns / Other Business:

Theo Zeisig has asked for permission to park his van in the common parking lot while he recovers from surgery. The board will allow this through the end of January 2020.

We will investigate installing heat tape at homes that have had serious issues with ice damming.

Green Spaces should include clearing the drain on the Valmont side of the property when they complete the fall clean up.

Noah noticed that the wiring to his photo eye is unusual. We will look at this when the electrician is on site.

Next Board Meeting Date:

The next board meeting will be at 6:30 pm on Monday February 24, 2020 at 3046 Fulton Circle.

The meeting was adjourned at 7:31 pm.