

Woodridge Townhomes of Boulder  
Board Meeting  
October 10, 2022

MINUTES

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Board members present: Sally Mier, Eric Schoeller, Sarah Castner, 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 6:33 pm. A quorum is present.

Approval of Agenda:

Chimney inspections was added to the agenda. Sally moved to approve the agenda with this addition. Kevin seconded the motion, which passed unanimously.

Approval of Minutes:

Bryan moved to approve the minutes of the July 25, 2022 meeting. Sarah seconded the motion, which passed unanimously.

Financial Statements:

At the end of September 2022, the operating account balance is \$3,987.84 and the combined reserves balance is \$169,414.47. The investment account balance has decreased over the last few months.

Income is right on budget and delinquencies total \$1274.

Expenses are over budget, notably in snow removal. We are a couple of months behind on reserves transfers.

Sally moved to approve the September 2022 financial statements. Ryan seconded the motion, which passed unanimously.

Old Business:

*East fence treatment:* The east fence painting has been completed.

*Tree trimming:* We are still waiting for a proposal from Augustine Trees to remove the pine tree adjacent to 3033 Fulton. There are concerns that this tree may be impacting the building. The board can vote on the proposal by email.

*Siding repairs:* Green Mountain Home Solutions will begin siding repairs in the next few weeks. Donna has leftover paint that the contractor can use.

*Fence top board replacement:* The top board are deteriorated. We will request a bid from Green Mountain Home Solutions to replace them with a better quality material than was originally used. More frequent staining will help them last longer. Or we could look into using a composite material that would not require staining.

*Wasp catchers:* Donna requested assistance in taking down the wasp catchers. She will store them for the winter.

*Wildland Fire Assessment:* An assessment has been requested from Boulder Fire.

New Business:

*2023 Budget review:* The insurance renewal has been received and is \$4,000 higher than had been projected in the approved budget for 2023. In order to cover this

additional expense, it is proposed to increase the dues to \$290 / month. The maximum amount that dues can be increased without owner approval is \$283.50 (5% increase). Bryan moved to increase the dues to \$290 / month - subject to approval by the owners - and should the owners not approve \$290 then to increase the dues to \$283.50. Ryan seconded the motion, which passed unanimously. A special meeting will be held on November 15 for owners to vote on the additional dues increase.

*Appointment of Officers:* Ryan moved to appoint Bryan as President. Sarah moved to appoint Kevin as Vice President, and Bryan moved to appoint Ryan as Treasurer. Sally seconded the motions, which passed unanimously. Helen will send bank forms to the officers to get them set up as signers on the bank accounts.

*Architectural Control Committee:*

Donna, Sally and Bryan will serve as the Architectural Control Committee. Applications for windows at 3073 and windows & patio door at 3038 were approved by email.

Homeowners Concerns / Other Business:

Owners have asked if the junipers on the east side will be replaced with new shrubs, with concerns about reduced privacy. The board will discuss this further in the spring.

Augustine Tree will be asked to trim back branches that are growing over chimneys, and the limb close to the roof at 4826 Edison.

Chimneys are due for inspection in 2023.

The board decided to have only one fall clean up this year, after the leaves have fallen – probably sometime in November. The gutters will be cleaned at the same time.

Owners should contact management within 24 hours if there are issues with snow removal.

Next Meeting Date:

The dues increase meeting will be at 6:00 pm on Tuesday November 15, 2022  
The next board meeting will be set for March 2023.

The meeting was adjourned at 8:28 pm.