

Woodridge Townhomes of Boulder
Board Meeting | Monday October 16, 2023

MINUTES

Board Members: Bryan Alders, Donna Seaman, Sally Mier, Kevin Jute, Ryan Colby and Eric Schoeller. A quorum is present
Manager: Helen Cartwright

AGENDA

The agenda was approved with no additions.

MINUTES

Bryan moved to approve the minutes of the August 21 and June 20, 2023 board meetings. Sally seconded the motion, which passed unanimously.

FINANCIALS

Account balances as of September 30, 2023:

Checking	\$993.51
Flex savings	\$169,982.61
Fidelity	\$31,707.06
TOTAL ASSETS	\$202,703.18

Administration and utilities are in line with the budget. There are overages in grounds maintenance and building repairs. Snow Removal and Tree care have reached the total annual budget allocated.

Two owners are over 30 days past due but there are no concerning delinquencies.

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

OLD BUSINESS

Grounds Maintenance:

Green Spaces is under new ownership. The new owner operator, Dwayne Kramer, is getting up to speed on our property. Overall, the grass is much improved and will benefit from further attention, including overseeding, in the spring. A temporary repair has been done to the zone at the south side of the center green, which is impacted by tree roots. It will need to have a new line installed next year. The irrigation has been blown out for the season. We will decrease the frequency of weeding next summer.

Tree Trimming:

The tree trimming that was approved has been completed. We will arrange a meeting with Ed to reprioritize the outstanding list of tree trimming. There is a split in an ash tree to behind 4826-4828 which needs attention as do the low branches on the ash tree in front of 3053. Green Spaces removed some low branches that were impeding the mowers. There is a fallen branch in the center green. Helen will ask Green Spaces to remove it.

Curb Markings & Parking Signs:

Helen has a meeting scheduled with the contractor to delineate corrections needed on the curb painting.

Patio Fences:

Donna moved to approve the Green Mountain Home Solutions bid of \$6925 to replace the top boards on the patio fences with 1x6 cedar. Sally seconded the motion, which passed unanimously. The staining bid from Flett Painting was previously approved by email.

Parking Area Light:

Absolute Electric have ordered a replacement light fixture, which should be delivered and installed in a week or two.

NEW BUSINESS

Snow Removal:

The snow removal bid from Boulder Snow Removal was approved by email. Please call in any issues with the service so they can be rectified.

Insurance Renewal:

The renewal premium for the master insurance policy did not have a large increase this year and will fit within the 2024 budget.

OTHER BUSINESS / HOMEOWNERS CONCERNS

Sally would like the shrub by her front door assessed in the spring, along with the irrigation that waters it.

Eric has replaced the garage lights that were out. More light bulbs will be ordered.

We will push out the gutter cleaning until after more leaves have fallen.

NEXT MEETING

The next board meeting is scheduled for Monday January 22, 2024 at 6 pm.

The meeting adjourned at 7:02 pm

Woodridge Townhomes
Manager's Report | October 16, 2023

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| 9/14/23 | Rita Fmiglietti, 4842
Tenants report wasps in the chimney. <i>Northern Colorado Pest & Wildlife came to treat, but the issue had resolved. Wasps may have been coming from large nest removed from tree nearby.</i> |
| 9/18/23 | Donna Seaman, 3046
Weeders removed a bee balm plant from her front garden. <i>Contractor said that it had mildew and was removed to prevent it spreading to other plants.</i> |
| 9/20/23 | Eric Schoeller, 3064
Issue with wasps at 3056-3058. <i>Northern Colorado Pest & Wildlife treated the nest and the problem is resolved</i> |
| 9/21/23 | Eric Schoeller, 3064
Requested that a missing sprinkler head is replaced adjacent to 3058. <i>This can be added when the irrigation is started up in the spring.</i> |

- 10/2/23 Eric Schoeller, 3064
Irrigation leak at Pleasant View Knoll. *Contacted that HOA's manager*
- 10/4/23 Cam Low, 3093
Reported garage light out. *Eric has / will change the bulb*
- 10/5/23 Candis Cooke, 3054
Requested that garden drip irrigation is winterized. *Irrigation was blown out October 12, including garden drips.*
- 10/8/23 Jessica Candelaria, 3092
Inspection report indicated gutters need cleaning and exterior paint touch up needed. *Requested inspection report for details.*