

Woodridge Townhomes of Boulder  
Board Meeting  
October 25, 2021

MINUTES

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Board members present: Donna Seaman, Ryan Colby, Bryan Alders, Conor Parlo-Simon, Kevin Jute, 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. Conor seconded the motion, which passed unanimously.

Approval of Minutes:

Donna moved to approve the minutes of the July 12, 2021 meeting. Jessica seconded the motion, which passed unanimously.

Financial Statements:

At the end of September 2021, we have \$1,466.13 in the checking account and \$148,709.38 in combined reserve accounts.

Income and expenses are both within budget. We have been making regular reserves transfers. There was an additional reserve project expense to complete un-budgeted tree work.

Jessica moved to approve the September 2021 financial statements. Donna seconded the motion, which passed unanimously.

Old Business:

*Chimney inspections:* All chimneys that needed cleaning have been done.

*Gutter guards:* We do not have an updated cost for installing gutter guards. For the whole property it is likely to be in the region of \$15,000. We will ask Green Spaces to do two gutter cleanings again this fall – once in early November to prepare for snow fall, and again later in the year after all the leaves have fallen.

*Fence repair bid:* Noah moved to approve the bid from Snowy Peak Fence to repair the property line fence with Plum Creek Village. Bryan seconded the motion, which passed unanimously. The bid has also been sent to PCV for their approval. Bryan moved to approve the bid from Mark Flett to stain the Woodridge side of the fence. Donna seconded the motion which passed unanimously. Helen will investigate getting the property line marked by a surveyor.

*Tree trimming:* All items except the ash removal and winter pruning have been completed.

New Business:

*Appointment of Officers:* Donna moved to appoint the same officers – Conor as President, Donna as Vice President and Noah Duncan as Treasurer. Bryan seconded the motion, which passed unanimously.

*Snow Removal:* The snow removal contract with Boulder Snow Removal was approved by email.

*Tree treatments:* Donna moved to approve treating the maple trees for chlorosis. Bryan seconded the motion, which passed unanimously.

*Drainage:* Green Spaces have a plan to modify the concrete drainage structure to allow it to flow more efficiently. This will be completed over the winter.

*ACC Applications:* Shashi Pillai at 3002 would like to paint her front door deep red. She should send an ACC application with details of the color she wants to request. The board may want to draw up a palette of approved colors, but in the meantime this will be decided on a case by case basis.

The architectural committee is Conor Parlo Simon, Donna Seaman and Fraser Roberts.

Homeowners Concerns / Other Business:

Bryan asked about the shady area at the rear of 3004, as his tenants are concerned that it can get muddy. The combination of the deep shade and steep slope make it hard for anything to grow in this location. He asked if it would be possible to install flagstone pavers or another hardscape solution. Green Spaces may have some other ideas. Otherwise, the tenants could be encouraged to use the front door when this area is muddy.

The tenants at 3057 have a long dog leash and attach their dog so it can wander the common area. Helen will contact the property manager to let them know this is not allowed.

There are several bushes around the backs and sides of buildings that need trimming or removing. Helen will get this addressed.

Next Meeting Date:

The next board meeting will be at 6:30 pm on Monday March 14, 2021

The meeting was adjourned at 7:28 pm.