

Woodridge Townhomes of Boulder  
Board Meeting  
September 28, 2020

MINUTES

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Board members present: Noah Duncan, Donna Seaman, Mike Holm & Ryan Colby. 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. Noah seconded the motion, which passed unanimously.

Approval of Minutes:

Donna moved to approve the minutes of the June 22, 2020 meeting. Mike seconded the motion, which passed unanimously.

Financial Statements:

At the end of August 2020 we have \$982.16 in the checking account and \$112,074.37 in reserve savings, which includes \$9,285.58 in the investment account.

Income is slightly ahead of budget and all expenses are normal, except snow removal and grounds maintenance which are both over budget. One owner is over 30 days past due.

Donna moved to approve the August 2020 financial statements. Noah seconded the motion, which passed unanimously.

Old Business:

*Garage Light Fixtures:* The new garage lights will be installed beginning tomorrow. Helen will arrange for Kal to touch up the paint afterwards.

*Siding Repairs:* The siding repairs and paint touch up have been completed, except for a few areas that were missed at 3093 and 4802. Kal can take care of these when he does the light touch up.

New Business:

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

*Storm damage clean up:* Green Spaces did a great job cleaning up after the early snow storm. There was quite a lot of tree damage and Augustine Tree will be back this Wednesday to take care of the remaining hanging branches.

*Downspout / extender repairs:* We will make sure all the downspouts can drain properly away from the buildings after the mowing is finished for the season.

*Snow Removal:* Donna moved to approve the snow removal contract with Boulder Snow Removal / Green Spaces. Mike seconded the motion, which passed unanimously.

*Insurance Review:* We have a comparison bid from American Family Insurance, which is more expensive than our current policy and has a high wind / hail deductible. The board decided to stay with our existing State Farm policy that has a flat \$10,000 deductible.

Homeowners Concerns / Other Business:

All items on the manager report have been taken care of.

We are planning to clear the gutters and downspouts twice this fall, in October and December to minimize issues with back ups during snow storms. Owners can help prevent ice damming by insulating their roofs.

Helen is arranging a meeting with the concrete contractor to assess trip hazards around the property.

There was some damage to the east fence during the recent snow storm. This fence belongs to Plum Creek, so they should be taking care of these repairs.

The concrete parking blocks in the west parking lot still need to be reset. Helen will remind Green Spaces.

Next Meeting Date:

The next board meeting will be at 6:30 pm on Monday January 25, 2021.

The meeting was adjourned at 7:13 pm.