

Woodridge Townhomes Homeowners' Association

A meeting of the Board of Directors of the Woodridge Townhomes Homeowners Association was held on September 9th, 2024, at 5 PM via ZOOM.

1. Call to Order:
 - a. The meeting was called to order at 5:01 PM by Laura Brown.
2. Roll Call:
 - a. Kim Douglass (Present)
 - b. Lacey Flourney (Present)
 - c. David Hood (Present)
 - d. Andy Hawes (Absent)
 - e. Present from Property Professionals Association Manager: Laura Brown
3. Quorum:
 - a. With 3/4 of the board members present, a quorum was established.
4. Approval Action Items:
 - a. A motion was made by Kim Douglass to approve the prior Board meeting minutes held on 4.18.24 as written. Seconded by Lacey Flourney. No discussion. Unanimously passed.
5. Board of Directors Update
 - a. Management provided the Board members with quarterly education, including the 2024 legislative update and the new requirements for BOIR filing.
 - b. Management provided the Board with the attorney-drafted updated collection policy in accordance with the 2024 change in legislation as of August 2024.
 - i. A motion was made by Kim Douglass to approve the updated collection policy as written. Seconded by Lacey. No further discussion. Passed unanimously.
 - c. Management provided Board members and owners present with a reminder of the covenant enforcement policy and the parking regulations. The Woodridge Townhomes Association has assigned parking spaces, and all owners should have the parking permit displayed. Guest spaces are available for \$20/month. All vehicles parked in the parking lot should be operable and display current registration.
6. Financial Review
 - a. Management provided Board members and owners with a present with year-to-date financials, including a balance sheet and income statement. The special assessment of \$9k was due on 7/1, however several owners have not paid, so the HOA has not been able to confirm a contract for major repairs, which include parking lot replacement and fence replacement (as required by the insurance company).
 - i. Current Balance = \$83,840.71
 - ii. Current Delinquencies = \$32,816.12 (7 owners), which includes the Special Assessment.
 - b. Management provided the Board with a 2025 Budget proposal, which includes an increase to \$250/month, funds for gutter cleaning and tuning, irrigation repairs, an expected increase to the insurance premium, and additional funding to the reserve for future capital repairs.

- i. A motion was made by Kim to approve the budget as proposed. Seconded by Lacey. No further discussion. Passed unanimously.
7. Maintenance Update
 - a. Management presented the Board members with 3 estimates for parking lot replacement.
 - i. Frontier Paving = \$40,185.00
 - ii. Gemini Construction = \$75k
 - iii. Lion Paving = \$43,750
 1. A motion was made by Kim Douglass to approve Frontier Paving's estimate for parking lot replacement. Seconded by Lacey. No further discussion. Passed unanimously.
 - b. Management presented the Board members with 3 estimates for parking lot replacement.
 - i. G&C Fencing = \$43,278.77
 - ii. Serene Mountain Services = \$14,775
 - iii. Wild Dog Enterprises = \$20,999.51
 - iv. Hutton Services = \$27,609
 1. The Board would like additional time to decide on the fence project and compare prices and materials. They would like to see if Hutton Services is still available and would be interested in installing the outdoor lighting. Management will reach out to Logan Hutton.
 - c. Management reminded members present about the additional requirements from the insurance company for firewood storage and modification of the current decks' railings. Options for compliance would be additional slats (horizontal or vertical), chicken wire, or lattice. The Association would be willing to purchase materials for owners to install, if necessary.
8. Old Business
 - a. None presented.
9. New Business
 - a. The annual ownership meeting is scheduled for October 28th at 5:30 PM via ZOOM.
10. Adjournment
 - a. There being no further business to come before this meeting, it was motioned by Kim Douglass to adjourn at 5:49 PM. David seconded the motion. No further discussion. Meeting adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals