

Woodridge Annual 2021 HOA Meeting

Wednesday, August 25, 2021

Attendees the Annual Meeting

Bray HOA Management	In-Person	In-Person Board Members	Proxy
Mark Shoberg	Georgia Carter	Stephen Carter	Anne Connolly
Cayce Benton	Paul Denning	Michael Day	Audrey Hickman
	Eric Freeman	Roxie Denning	Cyndi Edmunds
	Ed Hokanson	Janet Hokanson	Kathy Den
	Sharon Legler		Jessica Frye
	Stephen Legler		
	Alice Strom		
	Michael Whiting		

The meeting was called to order at 5:30 PM

Introductions:

- All the directors stated their names and positions, in addition to all homeowners introducing themselves.
- Bray HOA introduced themselves. Mark Shoberg is the division manager for Bray HOA management and Cayce Benton HOA Agent

Quorum

Stephen Carter discussed how the HOA can obtain quorum for Annual Meetings at 20% or six owners when there is no HOA Dues increase, per CCIOA, 38-33.3-309, in accordance with the Association's Bylaws. With 8 households represented in-person and 5 proxies received that equals 13 households represented and Quorum is achieved.

- Steve talked about streetlights: If a streetlight is out, you contact Grand Valley Power Via phone or online and they will fix the light.
- Steve: only other issue on watch is the perimeter fence and that is holding up for now.
- Community Member inquired if Never McPhail Lawn Service could adjust Sprinkler heads.
 - Yes, they can if needed. Never McPhail Lawn Service can adjust them but if they need to be replaced that will be at the owner's cost, or any major repair is at the owner's cost.
- Discussion on how Never McPhail Lawn Service is doing
 - Pros: does a good job at mowing and edging, inexpensive
 - Cons: Elm tree's growing throughout community, some community members are not happy with the trimming and look/ style of shrubs
 - Mark/Bray HOA stated that we should work with the contractor and maybe come up with a picture of what they expect and would like to see with landscaping/shrubs. To train him in what the community needs.
- It is the HOA's responsibility to make sure that the homes are well maintained.

New Business

- Roxie Denning Presented the ACC Report
 - ACC includes Roxie Denning, Mike Day, Ed Hokanson, and Cyndi Edmunds
 - July 23, 2021, performed annual inspection
 - 10 homes in need of repair including: gable vents, fascias, and a garage door that needs repainting, a tree that needs pruning, and a lawn that needs replanted
 - Homeowners were notified and given until September 22, 2021, to have repairs completed
 - ACC will reinspect after September 22, 2021
- Steve Carter: Spoke on covenant enforcement
 - Main areas of covenant enforcement
 - No on-street parking overnight
 - No trash around your property
 - No parking on sidewalks (including when vehicle is in the driveway)
 - Community members in attendance were ok with level of covenant enforcement
 - Mark Shoberg stated that if the board wanted, we could draft a policy that says if after 14 days the violations become a regular occurrence, the board can take further action/ or hire out at the owner's cost.

Budget

Mike Day discussion on 2022 Budget

- Income: Split Dues into two parts due to being able to collect a limited amount from each homeowner as per CC&R's
 - Dues
 - Lot Maintenance

Secretary Janet Hokanson
Treasurer Roxie Denning
Board Member Traci Rodgers

X ~~Traci Rodgers~~ VP

Date: 31 AUG 22