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# Woodridge Annual 2019 HOA Meeting

Tuesday, Aug. 27, 2019

## Attendees on the Board & Bray Mgmt.

Roxie Denning  
Janet Hokanson  
Michael Day  
Steve Carter  
Paul Denning

Laurie Allen  
Mark Shoberg

The meeting was called to order at 5:40 PM

## Introductions:

All the directors stated their names and positions.  
Bray HOA introduced themselves. Laurie Allen is the new liaison/manager of the HOA and Mark Shoberg is the division head over all the HOAs.

## Quorum

Proxies and Member count was requested. 15 votes were needed and quorum was short three votes (12 total/combined proxies and votes--5 proxies and 7 votes). Roxie called for a special meeting in lieu of the annual to conduct business, as the HOA had been notified of the special meeting 10 days in advance in the Annual Packet.

## Meeting Minutes

Laurie requested the previous, 2018 minutes be approved if there were no issues the members wanted to discuss.

Motion 1 Steve Carter

Motion 2 Paul Denning

The motion passed unanimously with no questions

## Agenda

### New Business

1. What does our dues cover: Laurie read from a list of what dues cover

- a. Lawn Maintenance of 28 homes (front & back yards) and common areas:
  - i. Mowing, weeding, trimming, edging, fertilization of trees; trimming 3 times a year
  - ii. Irrigation
- b. Who is responsible for weeds: Roxie stated Bookcliff is responsible  
Roxie is the liaison and she will resolve issues with an email roxie52@bresnan.net
2. Member asked about who fertilizes the bushes.  
This is a member responsibility
3. Questions about contracts and are they public knowledge:  
Yes, Bray needs a written request
4. Snow Removal: On sidewalks within subdivision and along G.5 Road. driveways are not covered, but contact Casey Shortess with Casey's Sprinkler Service at 970-263-7346
5. Annual backflow safety inspections
6. Request from the Board to place trash cans on the road to not impede sidewalks

ACC Report by Ed Hokanson:

1. 1 lot left undeveloped; it will be the ACC's last big ACC project
2. Short forms are available online at Bray for exterior changes

Request by the Board to keep all exteriors uniform and to always fill out an ACC form before making exterior changes/upgrades

## Budget

- Increase of 20% in landscaping budget
- Discussion of landscaping being open to bids in 2020

1 Motion: Paul Denning to pass the 2020 budget

2 Motion: Mike Day seconded

Seven yes votes for the budget

One vote for nay

### **2020 Budget passed**

Resolution to thank the members of the community for completing the G.5 Rd common area landscaping. Their hard work was thanked by everyone present

## Action Items

1. Election:
  1. Janet Hokanson is running again
    1. Motion 1 Mike Day
    2. Motion 2 Ed Hokanson
    3. The vote for Janet was unanimous

## Final Business

1. Question about how covenant enforcement is going?

Members generally agreed they like high standards.

Trash should be left out on the road.

How many cars are allowed parked in driveway?

Meeting Adjourned with no objections: 6:53 PM

### POST MEETING

Immediately following the meeting, the Board of Directors voted on the new Board. The Board positions are as follows:

President: Roxie Denning

Vice-President: Steve Carter

Secretary/Treasurer: Janet Hokanson

Board Member: Paul Denning

Board Member: Mike Day