

## WOODRIDGE SUBDIVISION

Annual Meeting Minutes

Tuesday, July 14, 2015

### **Board Members in Attendance:**

Tom Kaper

Roxie Denning

### **Board Members Absent:**

Rick Rodd

### **Bray Property Management:**

Jami McLennan

### **Introductions:**

Jami called the meeting to order at 5:30pm and introduced the Board of Directors to the homeowners present.

### **Approval of July 16, 2014 Minutes**

Paul Denning made a motion to approve the minutes as written without correction. Cyndi Edmunds seconded the motion. The motion passed unanimously.

### **2016 Budget**

Jami presented the budget for 2016. Paul made a motion to approve the budget and Steve Carter seconded the motion. This motion passed unanimously. Jami explained that HOA dues will remain the same for 2015 and there may be an increase in dues in 2016.

### **New Business:**

Landscapers have requested that they have access to yards for weekly maintenance. Vehicles in driveways prohibits access to yards. Unless there is a weather delay in maintenance, maintenance will take place on Wednesdays of

each week. If a homeowner or tenant has a special request of landscapers, channel those requests through Jami at Bray.

Homeowners should contact Jami with any questions or issues that they have. Bray has a 24/7 emergency line at 242-8450. Jami will handle all issues presented. Board Members names and phone numbers are not to be given out by residents. The role of the BOD is to establish policy and enforce covenants of the Woodridge Subdivision. Homeowners were encouraged to visit Bray's website at [www.brayrentals.com/homeowner-association.php](http://www.brayrentals.com/homeowner-association.php).

Tom stated that the trees and shrubs along G1/2 Road may need attention next year.

Janet Hokanson asked about the vacant lots within Woodridge Subdivision and Ed Hokanson asked if any development is planned for the vacant lots. Tom stated that there is no development planned.

Questions were asked by several homeowners about the trailer that is parked on one of the vacant lots. In July 2013 policy was established by BOD that parking on vacant lots is prohibited.

Homeowners were reminded that current insurance certificates need to be sent to Jami at Bray.

Pet waste continues to be an issue. Please clean up after your pet.

**Miscellaneous Business:**

Trash Cans- Residents are asked to keep their trash cans in a secluded spot (e.g. garage, backyard or side yard) to maintain the beauty of our neighborhood.

**Overnight Street Parking:**

In an attempt to create flexibility when unusual situations present themselves (e.g. overnight guests), a 24-48 hour time frame will be allowed for guests to park on the street. Resident will notify Jami at Bray of this situation; who will in turn notify the Board of Directors. This exception for guests overnight street parking does not permit overnight street parking on a daily basis for residents.

**Nomination and election of Board of Directors**

The nomination of Steve Carter and Paul Denning was presented by Jami; as well as the re-election of Roxie Denning due to expired term. All homeowners present voted and a new five member board was formed.

**Adjournment**

There being no further business, meeting was adjourned 5:59pm

Respectfully submitted by  
Roxie Denning, Recording Secretary

*Roxie Denning  
Recording Secretary*