

**WOODRIDGE HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
726 Woodridge Court, Grand Junction, CO 81505**

**July 24, 2017**

**Board Members Present**

Roxie Denning  
Paul Denning  
Rick Rodd  
Stephen Carter  
Janet Hokanson

ACC Representative - Tom Kaper

**Bray HOA Management**

Eve Buckmelter

**1. Call to Order**

The meeting was called to order at 5:30 p.m. by Roxie.

**2. Introductions**

Roxie introduced Eve Buckmelter as the current HOA manager for Woodridge HOA.

**3. Announcement of Quorum**

Roxie announced quorum was achieved.

**4. Approval of 2016 Annual Meeting Minutes**

Roxie thanked all those who were in attendance at the meeting. Members were asked to review the 2016 Annual Meeting Minutes, thereafter Roxie asked if there were any questions or comments, being that there were none, the minutes were approved as written and motions were requested to approve.

**Motioned:** Steve Carter

**Seconded:** Mike Day

**Motion carried unanimously.**

**5. Annual Election**

Eve Buckmelter asked if there were any volunteers or nominations from the members who would want to serve on the board stated that Rick Rodd and Paul Denning were running as incumbents and asked if there were any nominations to be made or volunteers willing to serve on the Board for 2017-2018. There being no volunteers, Traci Rodgers inspected and counted the ballots and proxies. Vote was taken by acclamation for Rick Rodd and Paul Denning as Board Members for three year terms. Paul stated that it has been a privilege to serve on the board and encouraged others to step up.

## **6. Close of the Election**

There being no further business to come before the annual election, the election was closed.

## **7. Miscellaneous Business**

**A. Board of Directors** - Officer positions for 2017-2018 Board will be determined at Board meeting following the Annual Meeting.

**B. Quarterly Dues** - Roxie informed the members what the association dues cover. The dues include Bray HOA management services, common area snow removal, lawn care, irrigation and sprinklers (with the exception of repairs due to neglect), annual backflow testing scheduled through Bray HOA manager, tree maintenance and spraying, electrical for irrigation and irrigation water shares. Snow removal from a homeowner's driveways is the responsibility of the individual homeowner.

Paul stated that dues need to be increased from \$210 to \$235 per quarter for developed lots and from \$90 to \$115 per quarter for vacant lots due to rising expenditures. A motion was requested to increase the dues.

**Motioned: Joyce Paul**

**Seconded: Traci Rodgers**

**Motion carried unanimously.**

**C. 2017-2018 Budget** - Paul and Roxie presented the 2017-2018 budget and conveyed that the landscaping increased due to having changed landscapers and contracting with Bookcliff Gardens and taking into consideration that more landscape will be needed for new houses, G-1/2 Road irrigation system, replacement of breakers, pump and pump house, replacement of shrubs and trees and fences getting old and weathered. A motion was requested to approve the budget.

**Motioned: Traci Rodgers**

**Seconded: Cyndi Edmonds**

**Motion carried unanimously.**

**D. Architectural Control Committee** - Tom Kaper reported that the new landscaper Bookcliff Gardens is doing a good job and that 740 Woodridge Court is still in progress and that the landscaper and builder have challenging problems with plans. There are 4 vacant lots, however 744 Woodridge Court is staked out and the plans are being reviewed. Tom also mentioned that Bookcliff Gardens needs to redo some landscaping to one of the new houses. The question of "does an owner get a sign-off for landscaping" was proposed and the answer provided was "no". Mention was made that \$100 is paid to Bookcliff Gardens to review landscaping plans and \$100 to Dan Gearhart for review of home construction plans. The plan is that the landscape between houses flows seamlessly and there be no breaks.

Tom also informed the members that he would not be serving on the Architectural Control Committee and asked if there were any volunteers willing to serve on this committee. Ed Hokanson and Cyndi Edmonds volunteered to serve on this committee for 2017-2018.

**Motioned: Janet Hokanson**

**Seconded: Georgia Carter**

**Motion carried unanimously.**

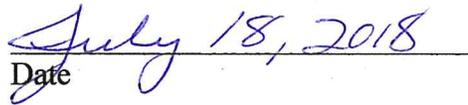
**E. Member Comments and Question** – The membership dialogued over the various topics as listed below:

- (i) **HOA Fee for Property Transfers** - It was proposed that the property transfer fee should be \$100 if such other amount is stated in the CC&Rs. Bray HOA Management is to research the CC&Rs and report back to the Board.
- (ii) **ACC Review Charge** – It was proposed that perhaps the ACC review charge should be raised from \$75 to \$100 and that the ACC has 30 days to review plans. Roxie asked that Bray HOA Management research as to whether the Board has the authority to raise the charge.
- (iii) **Parking** – Roxie explained to the membership that no overnight parking is allowed on association streets in that vehicles parked in the streets increase crime to the neighborhood. Overnight visitors are to contract Bray HOA Management with details, car make, license number and length of stay, Bray HOA Management will in turn convey this information to the Board.

## 8. Adjournment

There being no further business, Roxie adjourned the meeting at 6:53 p.m.

  
Signature

  
Date