

2018 ANNUAL MEETING MINUTES

Woodridge Subdivision Homeowners Association

July 18, 2018 1 5:30 p.m. at 726 Woodridge Court I Meeting called to order by Mark Shoberg, Bray HOA

In Attendance

Mark Shoberg
Ali White

Roxie Denning
Paul Denning
Rick Rodd
Steve Carter
Janet Hokanson

Notice of Quorum Achieved

With three proxies received and eight homes present, it was announced that quorum had not been achieved. Therefore, it was announced that the meeting would be held as a special meeting instead of an annual meeting.

Approval of Minutes

The previous year's minutes, from July 12, 2017, were reviewed and approved by the Board members present.

Introductions

Mark Shoberg introduced himself as the Community Association Manager with Bray HOA Management. Ali White introduced herself as one of the Assistant HOA Managers with Bray HOA.

Roxie Denning introduced herself as President, Rick Rodd introduced himself as Vice-President, Steve Carter introduced himself as Secretary/Treasurer, Paul Denning and Janet Hokanson introduced themselves as members of the Board.

Discussion on Upcoming Projects

Roxie Denning motioned to open the discussion on upcoming projects. Steve Carter was introduced to speak.

1. Landowner/HOA responsibility for irrigation system maintenance. The system is maintained by Bookcliff Gardens, but the entire system is not the responsibility of the HOA. The Subdivision hires a vendor (Bookcliff Gardens) to maintain the system; beyond that, it is the homeowner's responsibility.

- i. If a homeowner notices that there are portions of the lawn not receiving enough water, speak to Roxie Denning. She is the contact person between the HOA and Bookcliff Gardens and can alert the appropriate people to any issues that arise.
 - ii. Resolution: It is important for land and homeowners to maintain their personal systems beyond what Bookcliff Gardens maintains on behalf of the HOA.

 2. G ¹/₂ Road Southern Strip Improvement & Costs. When the subdivision was first approved by the City of Grand Junction, it was mandatory that landscaping be put in along G h Road adjacent to the subdivision. In the past several years, the landscaping has been neglected. Steve Carter requested input from the members of the community. There were two homeowners that wished to leave the landscaping as-is. Janet Hokanson motioned to replace the tree that was lost due to a driving accident. Ed Hokanson suggested creating a once per year "Work Day". It would be participatory and take place one Saturday morning in Autumn in order to replace some landscaping; i.e. the removed tree by the entrance, planting bushes, etc. Roxie Denning seconded the motion and suggested starting a committee for that purpose.
 - i. Resolution: Roxie will send out an email asking for volunteers to the newly formed committee.

 3. Pet Waste. It was noted that the landscaping off of G h Road by the subdivision belongs to the HOA. There are individuals (believed to reside in one of the neighboring Associations) who walk their dogs and do not pick up the waste. Defecation is found on the sidewalk and aesthetic rock landscaping along the perimeter. Steve Carter asked for suggestions on how to handle owners who don't clean up after their pets. Suggestions presented are as follows:
 - i. Contact the Presidents of Wilson Ranch & Blue Herron (two of the neighboring associations) and request they reach out to their respective communities to address the issue.
 - ii. Janet Hokanson suggested that those HOAs notify their members at their next annual meeting.
 - iii. Roxie Denning resolved to send a letter or email to the directors of Wilson Ranch, Blue Herron, and Ruby Ranch over the dog waste on Woodridge's common areas.

 4. Neighborhood Watch. Ed Hokanson mentioned a website/service called 'Neighborhood Watch' where different members of communities can contact other neighbors. It would allow for people to be alerted to missing animals, request a babysitter, offer services to neighbors, etc. Roxie Denning stated that she has used similar platforms in the past but they are used more for requesting services rather than being informative. Janet Hokanson agreed with Roxie Denning, stating that their community is small enough that they would not require such a service.
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Budget

Mark Shoberg opened discussion on the Annual Budget by commenting on the steady expenses of the Association. Compared to similar HOAs managed by Bray HOA Management, Woodridge Subdivision has seen a five percent increase over the year.

There were two budgets that were presented to the Association:

- i. One with no dues increase (keeping the quarterly dues the same at \$115.00 for vacant lots and \$235.00 for developed lots)
- ii. One with a modest dues increase (the dues would rise to \$135.00 for vacant lots and \$255.00 for developed lots)

Mark Shoberg emphasized the importance of a Reserve Account for the subdivision. Mark's suggestion for a subdivision the size of Woodridge (29 lots) is to have \$10,000 to \$15,000 in Reserves. Currently, the Association has a Reserve balance of \$145.03, as of the date of the meeting.

Steve Carter seconded Mark Shoberg's suggestion by stating the irrigation system is relatively old and could have faults within the foreseeable future.

Janet Hokanson motioned for the dues to increase to \$300.00 for single family homes per quarter.

Steve Carter motioned to approve the budgeted proposed dues increase of \$80.00 per year per Lot. Paul Denning seconded the motion. The vote was six in favor and one against. The dues will increase per quarter to \$255.00 for developed lots and \$135.00 for vacant lots beginning in January of 2019.

Elections

Two members were up for reelection on the Board.

- Steve Carter volunteered to continue his service to the Board. With all votes in favor, he was reelected to the Board unanimously. The term will continue for three years, ending in 2021.
 - Roxie Denning volunteered to continue her service on the Board. With all votes in favor, she was reelected to the Board unanimously.
 - Rick Rodd, the current Vice-President, is leaving the Association and moving to another area. The impending Board vacancy was addressed.
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Announcements

Steve Carter asked the homeowners present how they felt about Bray HOA Management and Bookcliff Gardens. The reason for the feedback request was because those contracts are the costliest to the Association. All feedback from members present showed approval of both contracts.

Janet Hokanson mentioned she would like to see more community involvement especially because a number of the homes are tenant-occupied.

Adjournment

With no further business to discuss, Roxie Denning thanked everyone for coming and motioned to adjourn the meeting. Kathy Day seconded the motion. All members were in favor. The 2018 Annual Meeting was adjourned at 6:29 p.m.

Post Meeting

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

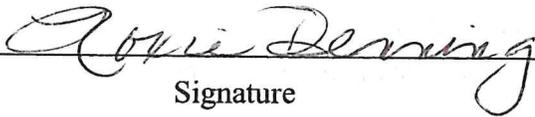
President: Roxie Denning

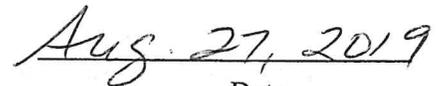
Vice-President: Steve Carter

Secretary/Treasurer: Janet Hokanson

Board Member: Paul Denning

Board Member: Rick Rodd


Signature


Date