

Woodridge Homeowners Association Annual Meeting

July 15, 2013

IN ATTENDANCE: Tom Kaper, John Gratkowski, Carol Joyner, Cyndi Edmunds, Roxie Denning, Paul Denning, Loree Roemer

GUESTS: Debi Caldwell and Lesly Adams with Heritage Property & HOA Management

At 5:40 pm Paul Denning called our meeting to order.

Paul introduced Debi Caldwell and Lesly Adams as our new property managers from Heritage Property & HOA Management. Tom Kaper interjected that with stringent HOA laws current and upcoming it is in the best interest of our HOA to hire professional managers.

Tom Kaper made the motion to approve the Woodridge HOA Annual Meeting Minutes of July 17, 2012 and was seconded by John Gratkowski. All present members voted in favor.

Tom presented Statement of Financial Position as of June 30, 2013 and 2014 Budget. Our financial position is in good order and HOA dues are to remain the same at \$195.00 per quarter at this time. Cyndi made a motion to approve financials and Loree seconded. All present members voted in favor.

Paul stated that dues are assessed quarterly by calendar quarters and are due on the 1st day of each calendar quarter. If dues are not paid by the 1st, they will be considered late and a \$25.00 late charge will be assessed. Paul made a motion that if dues are not paid by the 15th day of the month a \$50.00 late charge will apply and Roxie seconded the motion. Property is subject to a lien if not paid within six (6) months. All present members voted in favor of the motion. Quarterly statements will be sent to all homeowners by Lesly Adams of Heritage Property Management. Dues are to be mailed to property managers at Heritage Property and HOA Management, 2650 North Avenue, Suite 116, Grand Junction, CO 81501. Continue to make your check payable to Woodridge HOA. HOA dues can also be paid electronically through Heritage's website www.hpmgj.com.

Paul presented the issue of parking on vacant lots. Tom agreed to talk to the property owners about concerns of homeowners. Lesly will work through the HOA on this issue. Tom made a motion to restrict parking on vacant lots to the extent of the law and Roxie seconded. All present members voted in favor.

Paul reminded all homeowners to send current insurance certificates to Lesly Adams at Heritage Property.

John Gratkowski of the Architectural Control Committee reported that his inspection of gable vents are okay at this time. Paul reminded everyone that any exterior modifications to your property must be submitted to the Board, which will forward to the Architectural Control Committee (ACC) for their approval if in compliance with the covenants. The Architectural Control Committee Checklist/Application can be found on Heritage's website and should be submitted to John Gratkowski at 739 Woodridge Court.

Paul opened the floor for election of Board Directors. Paul's term has ended and he will not seek reelection. Tom's term expires at this Annual Meeting and Paul nominated Tom for election to the board. Paul also nominated Roxie and she accepted the nomination. Cyndi made a motion to approve both nominations and Tom seconded. Roxie nominated Rick Rodd. Tom made a motion to approve and Roxie seconded. Kathy Shipley remains on the board. All present members approved. Paul made a motion that Tom serve a three (3) year term, Roxie a two (2) year term and Rick a one (1) year term.

Paul asked if there was any other business to discuss. Roxie brought up Currier Lawn & Landscaping issues within the subdivision. Lesly will follow up with Pat Currier and report back to board.

There being no further business Paul adjourned our meeting at 6:07pm.

Respectfully submitted by Roxie Denning, Recording Secretary