

Woodridge Subdivision Homeowners Association Annual Meeting Minutes

July 16, 2014

IN ATTENDANCE: Tom Kaper, Shryl Kaper, John Gratkowski, Pat Gratkowski, Roxie Denning, Paul Denning, Cyndi Edmunds, Coleen Price, LoRee Roemer, Rick Rodd, Del Borelli and Randy Stone

GUEST: Bruce Hill

At 5:32 Lesly Adams with Heritage Property Management, LLC called our meeting to order.

Lesly introduced herself to all in attendance and then introduced the Board of Directors- Roxie Denning- President, Rick Rodd- Vice-President and Tom Kaper- Secretary/Treasurer.

Lesly asked for an approval of the Minutes of the 2013 Annual Meeting. Del made a motion to approve minutes, Cyndi seconded the motion and there was a unanimous vote to approve.

Tom presented financial statements for January 2011 through December 2013 Actual and 2014 Budget. Rick asked about the landscaping maintenance costs. Roxie stated that there were a lot of extra expenses this year due to the condition of the subdivision left by last year's landscaper. Paul made a motion to approve budget and John seconded the motion. There was a unanimous vote to approve budget.

NEW BUSINESS:

Roxie explained that HOA Dues are due on the 1st of each calendar quarter- January 1st, April 1st, July 1st and October 1st. There is a ten (10) day grace period and if dues are not received by the 15th they are considered late and there is a \$25.00 fee. If dues are not received by the 30th of that month, there will be an additional \$25.00 late fee, bringing the total late fees to \$50.00. Lesly stated that Quarterly Statements will be mailed by property management company to homeowners.

Our CCR's Article VIII, Section 1, paragraph i states that a vote from homeowners to continue with a property management company after the first year was required. Paul made a motion to continue with a property management company, Cyndi seconded the motion. Del asked the question of why a management company was needed. Paul explained about the State of Colorado's requirement that managers have to be licensed by the State beginning July 2015. As there wasn't a single homeowner that wanted to take on that responsibility a vote was taken to continue with a property manager. That motion passed unanimously.

Lesly opened the floor for volunteers to join the vacant position on the Architectural Control Committee. There were no volunteers. Roxie nominated Tom for this position. Tom accepted and the vote was unanimous to approve. ACC members are Tom Kaper, Del Borelli and Anne Connolly.

All homeowners were reminded to submit their current insurance certificates to Lesly.

Lesly stated that pet waste continues to be a problem within the subdivision. The landscapers generally work on Wednesday afternoon and pet owners need to have their yards cleaned up of waste so that their yards can be taken care of. Mark Orcutt (landscaper) has implemented a policy that charges the homeowner/tenant if the landscapers clean up the pet waste.

Roxie opened the floor for conversation on who pays for what- the homeowner or the HOA. Comments were made by John, Bruce, Lesly, Paul, Cyndi, Tom and Del. Roxie made comments about the need for repair of gable vents, driveways and curbing within the subdivision. Tom asked who takes care of the expense of sprinkler system. Last year's winter blowout of the sprinkler system was not done correctly and we have experienced broken pipes because of that. Paul made a motion that the HOA pays for sprinkler system repairs. Del seconded the motion and the vote was unanimous by homeowners. The HOA will continue to pay for the replacement of dead bushes or plants. If a homeowner wants to replace a live

plant that cost will be paid for by the homeowner. No decision was made on who pays for repair of gable vents, driveways or curbing.

Lesly opened the floor for nomination and election of board members. Rick's term expires in 2014 and Paul nominated Rick for another three 3 year term. Rick stated that he would accept the nomination for a one (1) year term. However, all terms run for three (3) years. A vote was taken and Rick was unanimously voted in for another term.

Lesly made a motion for adjournment. John seconded the motion. Meeting adjourned at 6:28pm.

Respectfully submitted by Roxie Denning, Recording Secretary