
Woodridge Annual 2022 HOA Meeting

Wednesday, August 31, 2022

Attendees the Annual Meeting

Bray HOA Management	In-Person	Proxy
Mark Shoberg	Kevin and Bea Bowes	7 proxies received
Cayce Benton	Stephen and Georgia Carter	
	Paul and Roxie Denning	
	Eric Freeman (turned in Proxy)	
	Stephen Legler	
	Traci Rodgers (turned in Proxy)	
	Alice Strom (turned in Proxy)	
	James Tedesco	
	Michael Whiting	

The meeting was called to order at 3:30 PM

Introductions:

- All the directors stated their names and positions, in addition to all homeowners introducing themselves.
- Bray HOA Mgmt. introduced themselves. Mark Shoberg (here by referred to as Mark S. is the division manager for Bray HOA management and Cayce Benton HOA Assistant Management

Quorum

With 9 households represented in-person and 7 proxies received. 16 households are represented and Quorum is achieved.

Meeting Minutes 2021

Mark S. asked for a motion to approve the 2021 annual meeting minutes.

Motion: Roxie Denning

2nd: Mike Whiting

2021 meeting minutes approved Unanimously

Old Business

- Steve opened the discussion on landscaping
 - Steve mentioned that Roxie took over as landscaping liaison in 2021 after the annual meeting.
- Roxie's report on Landscaping
 - LiquiGreen
 - The board contacted LiquiGreen for the 2022 landscaping maintenance season. This company provides the following services:
 - All turf care: mow and edge the lawns every Tuesday
 - Shrub and bed care
 - Irrigation services (which includes start up and winterization)
 - Fertilization 4 times per season
 - Please remember to remove yellow flags in yards after this is completed.
 - In July Roxie and Traci walked the association with a LiquiGreen Rep to express areas of concern
 - Elm trees growing out of shrubs
 - Shrubs at the entrance to tall that causes difficulty seeing traffic on G ½ road
 - Roxie will continue to serve as the landscaping liaison
 - If you have questions or concerns, please contact Roxie and not the LiquiGreen crew
 - Homeowners take personal pride in your lawns
 - Homeowners are responsible for their own trees unless it is an Ash tree in the front yard
 - T4 Trees
 - Fertilizes Ash Trees in subdivision in front yards only
 - Service paid for by the HOA at \$4,028.00 in 2022
 - Casey's Sprinklers
 - Snow Removal sidewalks and the common area on G ½ rd at \$85.00 per visit
 - If you want your driveway cleaned off by Casey's Sprinklers, you contact them to do the work at your cost.
 - Dennis Backflow
 - Reading of Backflow Devices Except those who have opted out of the landscaping plan. \$40.00/ test discounted due to the number of houses
 - Please remember that all of these services are paid for through the quarterly dues to those who have opted into the landscaping maintenance package
- One homeowner asked why the HOA switched landscapers as they seem to not be doing as good as the previous landscaper?
 - Roxie explained that the previous landscapers continually came to her with problems that they couldn't fix.
 - The board was having to contact out to other vendors to fix problems and it was costing the HOA more money.
- One homeowner inquired on who fixed the frozen pipes in the past
 - Steve discussed frozen pipe incident from a few years ago
- The question was asked what are some things that LiquiGreen is not doing that you expect them to be doing?

- Manual weed pulling
- Elm trees growing out of the bushes (will be taken care of during fall clean up)
- One homeowner asked if they could take care of their rose bushes or if it had to be approved first
 - Roxie said that they could take care of the rose bushes
- Another homeowner asked if they had to replace a tree that had died in their front yard?
 - Yes, per the CC&R's one tree is required to be in the front yard
- Steve discussed importance of backflow test due to a water break that happened at his house. Remember that if you have opted out of the maintenance package then the backflow will not be tested automatically.
 - The backflow is the most vulnerable part of your irrigation system

Steve discussed that the HOA primary deals with landscaping, parking regulations, and painting/colors and things like that.

- Regarding the parking: the regulations are there because the streets are narrow. If you need exceptions, please let Bray know and the board will review for approval.
- Please do not park in front of fire hydrant or mailbox's

There was a discussion on how some of the concrete is starting to look rough

New Business

- Roxie Denning Presented the ACC Report
 - The inspection was performed on August 13, 2022
 - The ACC was looking at gable vents, driveways, exterior paint, trees, and lawns.
 - 6 homes were noted that needed attention
 - On August 19, 2022, the 6 homeowners were notified
- Discussion on how there could be water restrictions in the future
 - There are 2 common areas that we water, how much do we pay?
 - Roxie explained that the common areas are on irrigation water and not domestic water
 - Future water ordinances on useless grass
 - Discussion on how the city may pay for the HOA to zero-scape the common area grass
 - Mark S explained that this is only for private lots currently and not available to associations yet
 - The question was asked if we have to pay for the electricity for the pump?
 - Yes, we do

Budget

- Steve read budget letter from the HOA president Mike Day
 - In the coming years the HOA will need to trim trees, replace fences, and maintain the block wall.
 - The letter discussed building up reserves for these future projects
- Steve went through the budget line by line
- Steve asked if there were any questions
 - There was some concern regarding the budget letter because it talked about the aging homes and replacements that will eventually need to be replaced like hot water heaters and AC units.

- So that there is ambiguity: homeowners are responsible for their own homes and maintenance
- One homeowner asked why the dues went down?
 - It was explained that the dues were broken down on the budget to meet CC&R requirements (dues and landscaping maintenance)
 - They have remained the same cost
- Steve asked for a motion to approve the 2023 Budget
 - Motion: Paul Denning
 - 2nd: Michael Whiting
 - Budget approved unanimously

Election:

One position for a board member is open for a 3-year term. Two candidates are running for this position.

Steve presented that the vote will be cast by paper ballot

Both candidates Michael Whiting and Kevin Bowes discussed why they wanted to serve on the board.

Mike Whiting wins the election by one vote. Welcome to the board Michael.

Adjournment

With nothing left to discuss the community was asked to motion to adjourn the meeting

Motion: Paul Denning

2nd: Roxie Denning

Meeting Adjourned with no objections: 4:31 PM

Michael E Day - President