

Woodridge Terrace Homeowners' Association

Board of Directors Meeting

January 20, 2021

Meeting called to order by President Anne McKelvey at 5:04 p.m. Board members attending the meeting included Angela Allen, Jerry Bleser, Nancy Dryden, Judy Spayde and Bob Taylor as well as Earl Johnson from Western States and Carolyn Malaby from Communications.

Minutes from the November 2020 Board Meeting were reviewed. It was moved by Nancy Dryden to accept the minutes as presented, and this was seconded by Bob Taylor. Motion approved unanimously.

Committee Reports

Architectural – the old request for a handrail to be installed at 8149 has been completed. New requests have been received from Stephan Termaat for window replacement and from Pat Payne-Ayres for security camera installation. Both requests were approved.

Building – no report

Communications – Carolyn asked if anyone has items for the next newsletter. Earl wants to see a reminder about hail season and the loss assessment. Also, a security reminder would be good. Later discussion that everyone should know where their unit's main water shutoff valve is located and check it. Earl suggested replacing old valves with gate valves? Anne requested that the directory be sorted by street and alphabetically to make it easier to use. Also, Judy said her daughter does not need to be included in the directory.

Social & Pool – no report other than we have had no requests for clubhouse use in 2021 as yet. Three checks for recent clubhouse reservations were given to Earl for deposit.

Security – no report

Welcome – no report

Landscape – no report

Business

- A. Earl reported that the annual meeting will be held on Thursday, March 18, at the church.
- B. Tax Returns 2019 have been completed & Jerry Bleser will review and sign.
- C. Pool Maintenance Contract for 2021 was approved. Motion by Nancy Dryden and second by Angela Allen. Motion passed
- D. Wrought Iron Fencing – Earl is looking at prices as some pickets are bent and rusted out. The fencing is almost 40 years old after all.
- E. Correspondence – copies included in the meeting agenda. Discussion of issues with Chris Tubutis.

Nancy noted that there is a problem aspen tree behind 8142 Humboldt that needs to be checked in the spring.

Rock work and removal of edging is needed on Humboldt side.

The Rules and Regulations notice in the pool area must have fallen in the wind. Earl will take care of this. Anne requested a change to the sign: instead of saying no inflatables change to no alcohol is allowed. Discussion about glass. A can of beer is okay, but glass is not. Final decision? Nancy noted the pool furniture is in bad shape so we may need to get rid of some. It wasn't cleaned last year with COVID so perhaps we just put out a reduced number of the furniture in the best shape.

Jerry shared the 2020 Financial Summary and said we are okay overall but saw some losses in 2019 and 2020. We have some upcoming decisions regarding pool furniture, rocks and fencing. Earl will use the summary in the annual meeting.

Anne suggested we should come up with job descriptions for the board members and committees. We need to recruit more members for the board and more involvement from residents. Anne will take a stab at a first draft.

There being no further business to discuss, it was moved by Nancy Dryden to adjourn the January meeting and seconded by Judy Spayde. The next meeting will be held on February 17, 2021.