

## Woodridge Terrace Homeowners Association

### Board of Directors Meeting

June 20, 2018

Meeting called to order by President Bob Taylor at 4:00 PM at the Association clubhouse. Attending this meeting are Nancy Dryden, Charlie Freeman and Jerry Bleser. Guest: Colleen Elliott. Earl Johnson from Western States also attended.

Minutes: The May Board meeting minutes were reviewed. Motion by Nancy Dryden and second by Jerry Bleser. Motion approved unanimously.

#### Committee Reports:

Architectural/Building-Deck at 1462, no updates after the initial inspection, owner will be contacted.

Charlie Freeman has volunteered to rejoin the Building Committee.

Painting-The buildings will be inspected for any necessary touch-ups. It was decided by the Board to allow Mr. Freeman to use his ATV to travel about the property to do inspections. He will provide proof of insurance that will cover his liability will on the property. Nancy Dryden moved to change the Traffic/Parking, D-3 Rule to exclude vehicles used on the Woodridge Terrace property for maintenance purposes. Second to that motion by Bob Taylor. Motion passed unanimously.

Gutters at 1401-The gutters that are attached the garage and above the front entry will be replaced with a larger gutter to help alleviate blockage due to the large pine trees next to the home.

Clubhouse-Nancy Dryden reported that there are couple more rentals for the month of July.

Pool-Sue Aselson provide a schedule for watering of the plants at the pool.

Landscaping-Perennial is replacing old edging with large white river cobble. Edging is rotten and cannot be replaced since roots have invaded most areas. The perimeter of the Association will be done first.

Security-Nothing to report

Business

- A. Resignation-Ann Kennedy resigned from the board. Her resignation was accepted. Motion to accept by Charlie Freeman and second by Nancy Dryden. Motion approved.  
It was moved by Charlie Freeman to appoint Mike Vander Ley to serve out Ms. Kennedy's term, which ends at the next annual meeting of the membership. Seconded by Nancy Dryden. Motion approved unanimously.
- B. Memo on Sewer Line maintenance-The memo is from the Association's attorney who has explained that the sewer line is the responsibility of the Association to repair or replace since it is the Association's responsibility to maintain the Lot Improvements originally installed by the declarant.
- C. Colleen Elliott, 8107-She discussed with the Board the problems she is having with her neighbor and the noise from their stereo. Police have talked to the neighbor and issued a ticket and a mandatory court appearance.
- D. CCIOA-The Association is now under the expanded law to have the association part of the 1992 CCIOA law, as of July 1, 2018.

Financial Report-Jerry Bleser went thru the May 2018 Financial with the attending board members.

There being no further business to discuss, it was moved by Nancy Dryden to adjourn the meeting.