

Woodridge Terrace Homeowners Association

Board of Directors Meeting

November 15, 2017

Meeting called to order by President Ann Kennedy at 4PM at the Association clubhouse. Those members of the Board attending included Pam Woods, Nancy Dryden and Charlie Freeman. Carol Freeman, communication chairperson attended as did Earl Johnson from Western States Property Services.

Meeting Minutes from the October Board meeting were reviewed. It was moved by Nancy Dryden to accept the minutes as presented and second from Pam Woods. Motion approved unanimously.

Attorney for the Association, Rich Johnston attended the meeting to discuss a lawsuit pertaining to unapproved architectural changes to the outside of the building, unit 1511 E. Nichols Drive. Lawsuit was filed and accepted. Homeowner has complied with the necessary exterior repairs that were unapproved, replacing siding and repairing the brick façade next to the garage. The homeowner having accomplished the repairs to the unapproved exterior changes, the Board decided to drop the legal action.

The unit owner at 1511 has also conducted electrical enhancements to the interior of his home, causing the Board concern over safety. The enhancements were inspected by the Centennial and they fail his citing code violations. The violations were minor in nature and will have to be re-inspected by Centennial.

Committee Reports

Architectural/Building-Charlie Freeman reported that he will have Jay Duran on the property fixing a number of problems related to rotting trim boards and painting trim boards where windows have been replaced. Note, homeowner will need to pay the association for this work in the future or contact a painter themselves to have the new window trim painted. Concrete work is mostly complete, some cleanup is needed as well as answer concerning the billing.

CW Contractors will be conducting wall construction at two locations on the property, 1529 and 1599, cost is at 9K, work to begin this winter.

Need to contact PurLevel to conduct some "mudjacking" at a garage pad.

Level Engineering has provided a report for 1511 and the negative drainage on the north side. This work could be accomplished this winter or this upcoming spring. This matter will remain on the upcoming agendas.

Clubhouse-No Rentals over the past month.

Social-No Report

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Board of Directors Meeting

December 20, 2017

Meeting called to order at 2PM by President Ann Kennedy. Those Board members present included Charlie Freeman, Pam Wood and Nancy Dryden. Carol Freeman, homeowner also attended as did Earl Johnson from Western States.

No minutes were reviewed at this meeting.

Business

- A. Gary Johnson and Jack Wagner will be charged for the painting of the window trim. Window companies are no longer willing to paint the wood trim around newly installed windows, so the Association has stepped up to paint them at the expense of the homeowner.
- B. Carol Freeman attended the meeting and is interested in pricing out the cost of furniture to replace chairs and couches in the clubhouse. She will report back to the Board with her findings.
- C. Nancy Radman, need to mud jack the front walk at her home
- D. Rules and Regulations-Board spoke about updating the rules with minor changes to several areas. These will be brought to a printer where it will kept on file for future printings.
- E. Preservation Tree Care attended the meeting to discuss the on going tree pruning. They will be on the property pruning the fruit trees most likely in the month of January. This pruning will help with disease control, prevent storm damage and will shape and trim these trees.

Financial Report-The month end financial for November was given to each board member to review.

Delinquencies are at 1022.51 at the end of November.

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