

Woodridge Terrace Homeowners' Association

Board of Directors Meeting

October 20, 2021

Meeting called to order by Vice President Judy Spayde at 1:55 p.m. as President Anne McKelvey was a bit late. Board members attending the meeting included Anne McKelvey, Nancy Dryden; Judy Spayde as well as Earl Johnson from Western States and Carolyn Malaby and Sandy Wilkerson from Communications and residents Alex Phelps and Gary Bolte.

Minutes from the September Board Meeting were reviewed. It was moved by Nancy Dryden to accept the minutes as presented, and this was seconded by Judy Spayde. Motion approved unanimously.

Committee Reports

Architectural – Gary Bolte received a form for a deck removal and replacement. Plans have been altered and were discussed. It appears everything is in order, and the form can be approved.

Building – no report other than the carpets were cleaned at the clubhouse and Jerry put away the pool chairs. Earl will talk to Troy as that task was included in the contract.

Communications – Game Night was held the first Tuesday of October in the clubhouse.

Social & Pool – discussion about clubhouse bathroom cleaning. There are supplies downstairs, but that task is not included in the contract. There is a bunch of junk including old pool chairs in the storage area. Carol has a contact who will take a load to their cleanup so we can get rid of them. There are also maybe 20 boxes of WTHOA records going back several years. We need to keep them for 7-10 years.

We may need new pool chairs. Earl suggested checking with Lowe's in the spring for deals.

Discussion about the political fliers that have been repeatedly placed in the notice box. Sandy removes them when she sees them as they're not allowed, but it seems that the candidate lives nearby and someone has been shoving them inside the locked area. Sandy will add a HOA USE ONLY – POST NOTHING notice.

Security – vehicles are sometimes parked blocking sidewalks. It is not illegal to park backwards in Centennial.

Welcome – no report – Rose is not welcoming new residents.

Landscape – Dave has not been attending the meetings; is he still leading this effort?
Judy has a maple tree in her front yard that needs trimming.

Business

A. Stefan Termaat sent an email that he needs to step down from his financial duties due to his new job. Jerry does not want to return to this role. I will include a plea for help in the newsletter.

B. A Christmas party will probably be the first Saturday or Sunday in December with clubhouse decorating done before that. The ladies lunch will not be held that month.

C. Discussion of bids for landscape work. Perennial's bid for 2022 went way up to \$57,000. They will still do lilac trimming this year. Some noted that their lilacs have never bloomed and that may be due to trimming in the fall. Lilac bushes should be trimmed in spring after they bloom. Earl suggested tagging a bush if a resident does not want it pruned. This and that it's time to tidy up for winter will be included in the next newsletter. Earl noted that Keeson is doing well for him at another property. They did a water audit and were good with communications. They have a sprinkler background which is helpful. Nancy moved that we change to Keeson for landscape maintenance based on their communication and lower cost, and Judy seconded. Anne would like a supervisor identified for issues that come up. Earl will talk to Keith Klein about this. There is a concern that James knows our sprinkler system well and we may need to do a piecemeal upgrade. Columbine's bid for tree trimming? was much lower at \$11,790. Nancy moved that we accept Columbine's bid, and Judy seconded. Columbine is booked out until December.

D. Discussion of the financial picture. With our dues at \$250 per month and a 10% limit in place, we can move to \$275. The landscaping increase will cause about \$15 per month per resident and we should add to reserves. Judy moves that we increase dues to \$270 per month. Anne seconded. Earl will send out the notice.

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