

Woodridge Terrace Homeowners' Association

Board of Directors Meeting

November 16, 2021

Meeting called to order by President Anne McKelvey at 2:07 p.m. Board members attending the meeting included Nancy Dryden and Judy Spayde as well as Earl Johnson from Western States and Sandy Wilkerson and Carolyn Malaby from Communications. New board member Dwight Cole along with his wife Katherine as a guest, returning board members Jerry Bleser and Mike Vander Ley were also present. Nancy Dryden made a motion to accept the new directors, and Judy Spayde seconded. No opposition. Jerry will fill in as acting treasurer for this term.

Minutes from the October 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 – Judy has nothing to report. She got a new request that she will forward to Gary Bolte. Garage door at 1468?

Building – no report

Communications – a Q4 newsletter will go out shortly.

Social & Pool – the ladies lunches have started up. Nancy reported she has no clubhouse rentals booked.

Security – Nancy reports that it's been quiet.

Welcome – Rose has not been informed of new residents so has not been welcoming them. Earl will have his office email the new resident info to all board members.

Landscape – Perennial is gone except for any snow removal to be done thru the end of the year. There will be one leaf pickup in the fall.

Business

A. Pool contract – discussion of the Neptune Pool Specialists contractual details with clarification needed about cleaning of the bathrooms and furniture placement. Earl is

concerned that we need to get it signed or we may lose out in these tough labor times. Nancy Dryden moved that we accept the contract with the additional provisions, and Judy Spayde seconded. The flower committee will revisit the bathroom cleaning issue since it's \$95 per hour for them to clean!

B. Could Western States hire a web master for all their properties so we could benefit? A better web presence with possible portal payment options might be more enticing for our younger residents. Currently the image is very dated – looks like it's still 1980.

C. Review of covenants and other legal binding agreements – could everyone go on line and review for themselves? When printed, the documents are ugly. We need to review the obsolete rules and revisit the renter provisions. Realizing it's expensive to get a lawyer involved, do we need to get a plan together?

D. Gate and lolly pop light repairs – a couple gates are broken and were put in for Comcast years ago. Are they still needed? The East path gate works fine. Earl will get a quote to replace or repair the 2 gates. As for the lights, there are milk globes downstairs.

E. Discussion of parking and security issues. Reminders to slow down, park legally and leave lights on will be included in the newsletter. Someone noted that Centennial says that the Arapahoe County sheriff is responsible for ticketing offenders.

F. The holiday party was discussed and set for December 5 but subsequently changed to the 12th as many of the likely attendees cannot make the 5th. The clubhouse will be decorated on Monday, November 29, at 1:00. We may need to purchase new decorations.

G. Discussion of the trash issues. Earl noted that drivers are in short supply, and we should be happy they're picking up. Be patient and leave your trash and recycles out until Tuesday if not picked up on Monday. Can we check with GFL about buying new medium size dumpsters for the community that would work better with their trucks? Not the 96 gallon ones but maybe 60 gallon.

H. Directory – an updated resident directory will go out next year.

There being no further business to discuss, it was moved by Nancy Dryden to adjourn the November meeting and seconded by Judy Spayde. The next meeting will be held on January 19, 2022. Happy holidays to all.