

## **Woodridge Terrace Homeowners' Association**

### **Board of Directors Meeting**

May 19, 2021

Meeting called to order by President Anne McKelvey at 2:04 p.m. Board members attending the meeting included Nancy Dryden and Stephan Termaat as well as Carolyn Malaby and Sandy Wilkerson from Communications. Earl Johnson from Western States was unavailable.

Minutes from the April 2021 Board Meeting were reviewed. It was moved by Nancy Dryden to accept the minutes as presented, and this was seconded by Stephan Termaat. Motion approved unanimously.

### **Committee Reports**

**Architectural** – No report other than the requests received.

**Building** – no report

**Communications** – Sandy will be busy sending out emails and posting notices about a number of things including the pool party and the request for volunteers to help set it up – see below. Also, the gutters will be cleaned on May 25, weather permitting. In addition, we should add reminders in the next newsletter about being careful with your barbecues and don't use a smoker in your garage! Also, it really helps keep the neighborhood cleaned up if everyone picks up trash when they see it.

**Social & Pool** – the pool will open on Saturday, May 29, and the pool opening party will be held on Sunday, June 6 at 4:00 with a potluck. The HOA will provide paper products, lemonade and tea. Anne will assess the pool furniture this weekend. The chain is back on the gate after it had been off and a beer party held by someone. We need to check on the lights around the pool. Art & Nancy Lowell have volunteered to plant flowers by the pool, but we need to ask for help watering every week. Some have asked about starting up the ladies lunch again, but June doesn't look like it will work.

**Clubhouse** – Nancy reports that the clubhouse has been rented every Saturday in June and also for a reception on 5/24 for long-time resident and original owner Martha Mottershaw who passed away at age 101.

**Security** – Sandy noted that some vagrants parked in the 6 unit parking lot and left a lot of trash. She noticed a man brushing his teeth in the street!

**Welcome** – no report, but Rose has been welcoming new residents with cookies. Does she give them a copy of the HOA documents? Units are selling fast!

**Landscape** – a number of issues were discussed. Nancy noted that Earl will need to tell the service to prune branches from over the fence that are hanging down in our areas. Juniper bushes were removed from in front of the Freemans, and Nancy thinks the HOA should pay for replacement. The Allens who are moving sent Earl a note asking about the plans for their corner where the landscapers removed shrubbery. For new trees or brushes, homeowners need to baby them a bit to get them going, but they become property of the community. Stephan asked if that's in writing?

**Financials** – Stephan reported that the numbers are looking good with expenses less than planned, but he has a concern about landscaping as it's over budget. He will talk to Earl about the contract with Perennial and the discrepancy. It was suggested that we should scrutinize their billing more thoroughly as some items are in the contract and then charged separately as well.

### **Business**

Discussion of setting up a Facebook or nextdoor page for the community. Stephan will talk to his wife Suzanne who is the admin for the Villanova parents group. Anne would like to see photos of the complex and general info. She noted that she talked to Earl about Western States handling this for all their HOAs. They could hire a webmaster and take care of this rather simply. Of course, parameters would have to be set up. Maybe we could recruit more people from the south end to get involved if we had a web presence?

Stephan asked about a neighborhood garage sale. One was not held last year with the pandemic, but if someone wants to organize, it can be done. Nancy is not doing it after handling it for 10 years. We have signs to advertise it.

Charlie Freeman's bench is in work but won't be here in time for the pool opening.

Anne wondered if we should look at the covenants and clarify things following covid. They say that you can't rent a room but only the entire unit. Her neighbors have roommates. Nancy noted that changing covenants is a big deal, but we can update the Rules and Regulations via the board. Any changes to the outside of the building must be approved, and front doors must be stained not painted.

If a resident sees anything illegal such as dumping ashes down the drain, they should call the police.

There being no further business to discuss, it was moved by Nancy Dryden to adjourn the May meeting and seconded by Stephan Termaat. The next meeting will be held on, June 16, 2021 at 2:00 p.m.