

Woodridge Terrace Homeowners' Association

Board of Directors Meeting

September 15, 2021

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

Minutes from the August 2021 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 noted that the window request from 8123 S. Humboldt has been approved. There was a question about meeting code for the egress windows.

Building – the clubhouse carpets have been cleaned nicely, and the pool has been drained and covered, but the chairs have not been put away.

Communications – no report other than Ladies Social Lunch coming up on Saturday

Social & Pool – the pool has been closed for the season. Judy asked about extending the pool opening since it's still so warm. Earl responded that other associations have looked into this, and it's exorbitant to heat the pool when the nights start cooling. It can be as much as the cost for the summer. Charlie's event was very nice with more people than expected attending (40 vs. 24). Anne has the bill for the cake and food for Earl to reimburse her.

Security – no problems have been reported. The catalytic converter thefts haven't hit here. Nancy would like to see a reminder in the next newsletter about vehicles not blocking the sidewalks. Yes, some of the big trucks will not fit in the garage but should be parked on the driveway or at least not blocking access to the sidewalks. Everyone should be courteous since walkers must walk in the street.

Welcome – no report

Landscape – Earl has received one but is waiting for 2 more bids for pruning trees in the neighborhood. Some companies are out 3-6 weeks for the work so we need to decide next month to get the work done before all the leaves are dropped. Pruning would be best to trim the dead branches which aren't as visible when the trees are bare.

Business

A. Will painting be done this year?

B. Gutters – the tag team of Nancy and Judy made the motion to accept the estimate and have the work done in November or early December.

C. Discussion of changing the board meeting? Stephan has a new job and informed Anne that he would not attend today. ?

D. Earl will send the homeowner email address list to Judy.

E. Budget and financial information was reviewed in a cursory manner and all appears to be in good shape. We will be increasing the monthly dues by \$15 as of January 1, 2022 to increase the reserves. Letters must be issued to owners with 30 days notice. EFTs will be notified. If anyone hears of complaints, please inform the neighbor that we can always use more help on the board. The financial data will be posted on the website for use by new buyers. The HOA took care of the garage fire caused by bad grilling at the Fick residence.

F. The concrete walk-through needs to be completed, and letters need to go out to those who are not keeping up their porches and decks properly.

G. Discussion of code enforcement for parking and other issues. Anne would like to see this improved. Earl noted that you can anonymously report issues to the Centennial webpage, and it helps if more than one person makes a complaint.

There being no further business to discuss, it was moved by Nancy Dryden to adjourn the September meeting and seconded by Judy Spayde. The next meeting will be held on October 20, 2021.