

FINAL

**Woodside Park HOA Units 2, 3 and 4**  
**Minutes of Meeting of the Board of Directors**  
**October 8, 2015**

**Present:** Kathy Lower (President), Kelly Flynn (Vice President), Jackie Brutout (Treasurer), Lorna Serber (Secretary), Ed Samberg. **Absent:** Melissa Fisher-Faler, Linda Perry.

The meeting was called to order at 7:09 PM at Kathy's home.

**Quorum:** Established.

**Approval of Minutes:** Motion made to approve minutes of July 20, 2015 HOA Board meeting, seconded, and passed.

**Treasurer's Report:** Jackie reported. We have \$7,152.00 as of September, 2015.

**OLD BUSINESS**

**Firewise Committee**

**Firewise Recognition:** The Action Plan for 2015 includes 1) pursuing alternate routes for evacuation in the event of a wildfire; 2) encouraging homeowners to purchase reflective address signs; 3) follow-up on dispensation of Woodside cisterns; and 4) working with realtors on informing prospective homeowners of Woodside's Firewise recognition. In addition, Kathy will propose at the General Membership meeting that \$1,000 be set aside in the general budget each year for Firewise activities.

**Woodside cisterns:** Board has not received any information from Fire Chief Bill McLaughlin regarding results of inspections of cisterns. After discussion, Board agreed that, upon receipt of documentation that indicates that the cisterns have been filled in and do not pose a threat of collapsing, the Fire Department can vacate the easements on the seven cisterns for which they are responsible.

**Mitigation work:** John Van Doren of KZ Ranch Estates in Bailey has offered to share information regarding their success with grants and mitigation work.

**Events**

**Garage Sale:** Approximately 23 homeowners participated and all went well.

### **Woodside Website**

Website has had 71 unique visitors and approximately 254 “looks.” After discussion, Board agreed that dues payments should not be made online since the number of homeowners is not unwieldy enough to require such method of payments.

### **Equestrian Center**

Jackie received bill for critter control work, which included 3 trips for baiting – and paid \$400 towards the bill – but further information is required before the remaining amount (\$395) can be paid. Sharon Evridge agreed to a 3-year contract; critters were under control last year, but there were problems this year as a result of all the rain, i.e. grass grew too high and had not been mowed. Kathy will check with Sharon on the current situation.

Rentals have been paid and the tenant will be out at the end of October. Equestrian Center will close at that time.

Maintenance required includes breaker repair and GFI for electrical outlet.

### **County Issues**

**Consortium:** Kathy attended a meeting with several other HOA presidents. They are proposing setting up a consortium of HOAs to deal with shared issues common to residents north of Kenosha Pass (which includes 52% of Park County’s population) as a way to get the attention of the county.

**County Commissioners Meeting:** Kathy attended a special meeting of the Board of County Commissioners. Though 8 specific issues were to be addressed, including land-use regulations, only a few were covered because of overriding concerns of those in attendance (mostly residents of southern Park County). Illegal marijuana grow operations are becoming a concern and the sheriff is requesting two additional detectives to handle investigations and complaints. There is currently a moratorium on mixed-use commercial regulations regarding marijuana and brew pub businesses.

**Tanglewood Project:** No longer viable.

### **Welcome letter**

Kathy continues to track sales and follow up with HOA documents to new homeowners.

### **Newsletter**

**Fall Edition:** Distributed October 5. There will be three editions in 2016.

## **NEW BUSINESS**

**Entrance sign:** The “WOODSIDE” sign at the corner of Mt. Evans Blvd and Nova Rd is in need of repair as the lettering is peeling off. Kathy and Jackie are researching ways to fix it (how to fix and who can do the work). Homeowner Ken Van Tuyl (Unit 4) has offered to assist: he suggested cutting out the letters, and then placing them on top of the existing letters after the red vinyl has been scraped off. Kathy suggested getting a price for metal letters. Lorna noted that the paint on the letters needs to be reflective.

**Broadband:** There will be an issue on the November 3, 2015 ballot on whether residents in Park County should have the initiative regarding their internet infrastructure and connectivity. Bob Banks has agreed to spearhead the issue for our HOA.

**Fall General Membership Meeting:** Will take place October 17 at the Shepherd of the Rockies Lutheran Church, Lower Fellowship Room, 106 Rosalie Rd.

- Jackie has put up the banners. Individual Board members will bring snack food.
- Kathy will check with Sharon regarding coffee set up. Kathy has napkins and paddles.
- Cathy and Bob Banks will send a reminder to homeowners.
- Kathy will prepare agenda: Kathy will make introductions, preview agenda, and direct elections; Kelly will report on Firewise; Jackie will provide Treasurer’s Report; Dick Hodges will speak on county issues.

## **Election of Board Members**

Treasurer position will be vacant. No contacts have yet been received from people wanting to serve on the Board, though Ken Van Tuyl will run for at-large member (Linda will be leaving her position). Kathy is concerned that, if no interest exists for Board membership in the future, there is the possibility that the Equestrian Center may have to close because the HOA Board bears responsibility for it and, without a Board, there is no oversight for the Center. Kathy also pointed out that, in the future, one Board member should be Director of the Equestrian Center.

**Next Board Meeting** in January 2016.

**Next General Membership Meeting** in April 2016.

**Adjournment:** MOTION made, seconded and approved unanimously to adjourn at 8:47 PM.

*/s/ Lorna Serber*

DRAFT #2

Secretary