

FINAL

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

**February 16, 2016**

**Present:** Kathy Lower (President), Kelly Flynn (Vice President), David Rowe (Treasurer), Lorna Serber (Secretary), Melissa Fisher-Faler, Ed Samberg, Ken Van Tuyl.

The meeting was called to order at 7:08 PM at Kathy's home.

**Quorum:** Established.

**Approval of Minutes:** Motion made to approve minutes of October 8, 2015 HOA Board meeting, seconded, and passed.

**Treasurer's Report:** David reported. We have \$8,351.00 as of February 16, 2016.

**OLD BUSINESS**

**Firewise Committee**

Kelly indicated that she would like to share more of the responsibility of the committee work, such as recordkeeping for tracking of mitigation work hours. Lorna indicated she would be willing to assist, and other members of the Committee also indicated willingness to take on other tasks.

**Event:** After discussion, the Board agreed to keep the annual date in conjunction with the National Wildfire Preparedness Day under the auspices of the Firewise program of the National Fire Protection Association, which this year is May 7. Our plan is to tie in with the larger Firewise Event scheduled at Platte Canyon High School. The Board also discussed holding another event later in the year along the lines of our "juniper removal day" last year, inasmuch as at the General Membership meeting on October 25, 2015, members voted to budget up to \$1,000 for expenses.

**Woodside cisterns:** Kelly indicated that Elk Creek Fire Protection District Chief McLaughlin has advised her that the cisterns have been inspected and there are no issues.

**Events**

**Firewise:** May 7

**Road Clean-up Day:** May 14

**Spring General Membership Meeting:** April 23. Lorna will contact Pastor Sheeley at Shepherd of the Rockies to reserve the room. The Board discussed topics and possible speakers, to include: Broadband issues; John Van Doren from KZ on fire mitigation grants;

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the new liaison from Elk Creek Fire District to discuss mitigation efforts; a local insurance broker to discuss homeowner's insurance issues; and noxious weeds issues.

**Fishing Derby:** June 4

**Annual Picnic:** To Be Determined -- end of July, beginning of August

### **Woodside Website**

David recommended a "resource page" for homeowners to access for information on local resources. Kathy noted that we have a section where businesses pay to advertise their services. Board members will consider whether they want to more aggressively pursue advertisers to include more businesses.

### **Equestrian Center**

Kathy will contact homeowners Jill McEwan and her partner John (902 Nova Rd) to see if they would be willing to work with Sharon Evridge overseeing maintenance and other issues at the Center. Currently, required maintenance includes breaker repair and GFI for electrical outlet. Ed volunteered to help with electrical repairs. This year is the third year of our 3-year contract for critter control.

### **County Issues**

**HOA Consortium:** Kathy has attended several meetings of north Park County HOA and neighborhood group representatives who have been considering forming a coalition to address issues of relevance to the residents of north Park County. Kathy, along with several other HOA representatives, has come to the conclusion that this particular proposal does not have merit. She noted that it has been difficult to find unanimity among the proposed coalition members on issues of interest, and how to approach the county, because of the diversity of interests represented. The Board agreed and Kathy will no longer attend meetings. Instead, she has accepted an invitation to participate in the formation of a northern Park County Fire Safety Council involving HOA representatives, Platte Canyon Fire Protection District representatives, school district representatives, and Park County representatives.

**Marijuana regulations:** There is no new information.

**Broadband:** Bob Banks is taking responsibility for this issue. There is no new information to report at this time.

### **Welcome letter**

Kathy continues to track sales and follow up with HOA documents to new homeowners. She sends a hard-copy letter to new residents and directs them to documents available on the website. Lorna suggested taking letters to new residents in person and thereby "putting a

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face” to the Board and making the welcome more personal. Lorna volunteered to meet with new residents. The Board agreed this might be a worthwhile effort.

### **Newsletter**

There will be three editions in 2016, all sent by email. There are approximately 244 lots and we have a database of 100+ email addresses.

**Woodside Entrance Sign:** Discussion of sign maintenance tabled pending further research.

### **NEW BUSINESS**

Kathy solicited ideas on how to make the HOA more helpful to our residents:

- Melissa suggested including a checkbox for the **green, reflective address signs** on the annual dues card so that homeowners could indicate their interest and Kathy could follow up with them. The Board agreed this was a good idea.
- Lorna suggested the possibility of a Christmas Light “contest” or a list of addresses of homeowners interested in displaying their homes for votes. A “prize” (to be determined) would be awarded to homeowner with the most votes. The list would be similar to homeowners who sign up for the garage sale, i.e. only interested homeowners would be included and only Woodside homeowners would see the list and be able to vote. The Board was not receptive to this idea.

**Next Board Meeting:** Date to be determined; to be held shortly before the April General Membership Meeting.

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

*/s/ Lorna Serber*

Secretary