

**Woodside Park HOA Units 1, 2, 3 and 4  
Minutes of the General Membership Meeting  
October 23, 2021**

**Board Members Present:** Ken Van Tuyl (President); Mary Schoen (Vice President); Ken Evridge (Secretary); Pam Hyer (Treasurer); Chip Scudder, Monte Pogue and Stephanie Berardini (Directors at Large).

The meeting was called to order at 10:02 AM.

**Quorum:** Established (approximately 18 homeowners present).

**President's Remarks:** Ken welcomed the members and introduced the 2021 HOA Officers and Directors.

**Approval of Minutes (from Spring General Membership Meeting of April 10, 2021):** Monte Pogue made MOTION to approve; Lorna Serna SECONDED; MOTION approved.

**Treasurer's Report:** Pam reported a balance of \$7,313.40 through October 23, 2021. A copy of the Treasurer's report was submitted by Pam to the Board. Stephanie Berardini made MOTION to accept; Mary Schoen SECONDED; MOTION passes.

**OLD BUSINESS**

**BROADBAND**

Pam reported that Woodside submitted a lot of comments written to South Park. Unfortunately, our application was rejected on October 7, 2021. The State OIT map shows that Peak Internet provides high speed internet to 112 homes in our area; however, that information is incorrect. Woodside has applied for an appeal. All appeals will be reviewed on November 9, 2021. Woodside is gathering evidence to show that Peak Internet does not provide service. Pam spoke about the amount of funds used last year in the grants. If you have further questions, please contact Pam. Her contact information can be found on the website.

**2021 HOA Activities**

**Fishing derby** – June 5, well-attended, another success.

**Garage Sale**– August 13, 14

**Firewise update**

Firewise committee has not met this year due to COVID. There are currently three members on the committee: Sharon Evridge, Monte Pogue and Lorna Serna. Lorna gave a brief history of Firewise, the benefits of Firewise (insurance discounts, accumulated hours and dollars are considered in-kind funds that can help with mitigation grants) and is currently looking for new members. If interested, please reach out to Lorna for further information. Sara Miller is onboard to help with Firewise and will contact Lorna. Discussion was had regarding evacuation routes and the need to have renewed conversations with Elk Creek Fire Department. The Firewise renewal

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application is due November 15, 2021. Reporting sheets need to be turned in asap to Lorna. Lorna's email can be found on the HOA website. Lorna reported that there is a risk assessment due in 2024.

**Chipping Events** – Please review Elk Creek Fire Department's website to find more information on signing up for future chipping events.

**Saws and Slaws** – Please contact Monte if interested in volunteering for this event and for information on dates, which property to be chosen, and any other questions. Volunteers are fed by the homeowner.

**Roadside Mitigation** – The HOA could go through side streets to mitigate trees in ditches and close to the road. Bob Banks reports that there are 60-foot-wide road easements that is not owned by residents. Some fences are in easement. The HOA would need to contact the county prior to any mitigation efforts to research the process.

### **Equestrian Center (EC)**

A mower was purchased from Mary Schoen for \$200 to help keep the property properly maintained. The mower is parked in a stall. There were stall rentals in 2021 which netted in \$450 in income to the HOA to offset maintenance expenses.

### **Trails Update**

Steve Schuler has made great strides in the cleanup of the HOA's trails. He has provided a PDF document showing the progress of updates. Bob Banks will email the PDF out to all members.

### **NEW BUSINESS**

Ken presented the current slate of nominations for Board:

President – Ken Van Tuyl

Vice-President – Bob Banks

Secretary – Stephanie Berardini

Treasurer – Pam Hyer

Directors-at-large – Chip Scudder, Ken Evridge and Monte Poague

Lorna Serna made a MOTION to accept and approve slate of nominations; Justin Stewart SECONDED, and MOTION PASSES.

### **Open Forum**

Ken spoke on the services Meals on Wheels provides, which is currently searching for drivers in our area. If anyone is interested in volunteering, please reach out to Ken at Meals on Wheels at 303-285-6933.

Water issues – Chip Scudder and Bob Banks gave an update on the Netflix retreat behind Lone Rock. There are currently 270 cabins on the property. There are man-made hot springs, the property will have a lot of hot tubs, and we need to monitor water levels as the property is upstream from Woodside. Bob went to open house at retreat center. He toured the cabins, seminar buildings that holds 68-80 people, a 3-story dining hall, a rec-room (small gym) and 3 spa pools. They have a tank

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installed for their water system. It costs \$125-\$150 per night per person. They have completed the 1st of 3 planned facilities on property. It is fully operational right now and people are bussed in.

**Adjournment** – Stephanie made a MOTION **to** adjourn; Bob SECONDED; **PASSED** unanimously at 11:02 PM.

*/s/ Stephanie Berardini*  
Secretary