

DRAFT

**Woodside Park HOA Units 1, 2, 3 and 4  
Minutes of the General Membership Meeting  
October 19, 2019**

**Board Members Present:** Kathy Lower (President); Lorna Serber (Secretary); Stephanie Berardini, Ed Samberg and Ken Van Tuyl (Directors at Large). **Absent:** Kelly Flynn (Vice President).

The meeting was called to order at 10:04 AM.

**Quorum:** Established (approximately 23 homeowners present).

**President's Remarks:** Kathy welcomed the members and introduced the 2019 HOA Officers and Directors.

**Approval of Minutes (from Spring General Membership Meeting of April 20, 2019):** Brian Berardini made MOTION to approve; Monte Poague SECONDED; MOTION approved.

**Treasurer's Report:** Kathy reported a balance of \$5880 through September 19. Carol Samberg made MOTION to accept; Brian Berardini SECONDED; MOTION passed.

**OLD BUSINESS**

**2019 HOA Activities**

**Fishing derby** – June 1, well-attended, another success.

**Garage Sale**– August 16, 17

**Summer General Membership Meeting and Picnic** – August 3

**Firewise update**

**Chipping Events** – 40 homeowners signed up. Elk Creek Fire Protection District has been having equipment issues which have caused a backlog for chipping. 19 homeowners are still waiting to have their slash piles chipped.

**Grant information** - Kathy reported on Denver Water private grant. Woodside received \$36,000 and 25 acres near Nova and Mt Evans were mitigated in a 10-month period. The result is a healthy 'natural forest' which can be seen near 495 Nova. Team Rubicon had 35 volunteers who provided approximately 320 hours of work.

**Raffle** – for green reflective address sign; signs can be purchased from Kathy for \$10 at any time.

DRAFT

### **Rodenator**

There has been a lot of use of the Rodenator and it is generating some income. Homeowner Dr. Mit Parsons wrote a paper (copies available from the Board) that indicates that the Rodenator is the most efficient method of controlling rodents.

### **Park County Sheriff's Department**

Sheriff McGraw spoke to the membership regarding the ballot issue in the upcoming election. Passage of the issue would increase sales tax by ½ percent. Funds are needed for a fourth School Resource Officer, Search and Rescue, a K9 officer, and training.

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

EC is restricted to HOA members only. There is currently one short-term rental of a stall.

### **Architectural Control Committee (ACC)**

Bob Banks informed the membership that both Jefferson County and Park County consider tent structures (such as those that cover cars) are considered accessory structures and are counted as outbuildings on properties.

### **Elk Creek Ballot Issue 7B**

Kathy discussed the ballot issue which will include an increase in mill levy. The current mill levy is the lowest rate on the Front Range.

### **NEW BUSINESS**

Kathy presented the current slate of nominations for Board:

President – Mary Schoen

Vice-President – Ken Van Tuyl

Treasurer – Pam Hyer

Director-at-large – Stephanie Berardini, Ed Samberg, Monte Poague

There were no nominations or volunteers for Secretary.

Ken made a MOTION to accept slate of nominations; Stephanie SECONDED, and MOTION PASSES.

Linda made a MOTION to approve slate for 2020 Board of Directors; Brian Berardini SECONDED, MOTION APPROVED.

### **Open Forum**

Homeowner had question regarding mitigation of county right-of-way. Kathy replied that crowdfunding raised approximately \$51,000 through Fire-Adapted Bailey (FAB) which would be used to mitigate along Mt Evans/Nova Rd, not removing aspens, 7 ½ feet on either side of road.

DRAFT

Another homeowner brought up the Colorado Department of Transportation (CDOT) meeting regarding removal of the stoplight at 285 and 43A.

**Adjournment** – Ken made a MOTION **to** adjourn; Stephanie SECONDED; **PASSED** unanimously at 12:02 PM.

*/s/ Lorna Serber*  
Secretary