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**Woodside Park Units 2, 3 and 4 HOA
Minutes of the General Membership Meeting
October 17, 2015**

Board Members Present: Kathy Lower (President); Kelly Flynn (Vice President); Jackie Brutout (Treasurer); Lorna Serber (Secretary); Melissa Fisher Faler and Ed Samberg. (Directors at Large). **Absent:** Linda Perry (Director at Large). The meeting was called to order at 10:10 AM.

Quorum: Established (approximately 21 homeowners present).

President's Remarks: Kathy welcomed the members and introduced the 2015 HOA officers and directors.

Old Business:

Treasurer's Report: Jackie reported. We have **135** paid members as of today (a record high number of members). Year-to-date income is \$5,319 (from newsletter ads, stall rental, dues, and Units 5&6). We have a balance of **\$7,152.59** in the bank.

Recap of 2015 Community Activities: Organizers reported on the community activities conducted during the year, including:

Spring General Membership Meeting scheduled for April 18 was cancelled because of bad weather (snow).

Road Cleanup Day on May 9. This event is normally held the first Saturday in May, but was changed to the second Saturday this year because the Firewise Event was held in conjunction with the National Firewise Event, which is scheduled for the first Saturday in May. Chip Scudder, event organizer, indicated that he is willing to change the annual date for this event to the second Saturday in May, in order to accommodate the annual Firewise Event. Chip indicated this year's event went well. It was noted, however, that there was garbage littered on Mt. Evans Blvd, probably from Mountain View Waste Company's collection. Kathy will follow up to inform them of the problem.

Fishing Derby on June 6. Dave Brutout indicated that approximately 70 individuals attended this event, which includes prizes offered by the HOA.

General Membership Meeting and Annual Picnic on August 8. A grand time was had by all; however, attendance was low. Any suggestions for future annual picnic events would be welcome.

Woodside Garage Sale on August 21-22. This event takes place in odd-numbered years. Bob and Cathy Banks, organizers, indicated this year was a great success, with 28 houses participating over the two days. The only unfortunate incident was that someone stole the area maps on the first day. Dave Caballero suggested paying a Woodside

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youngster, and providing lunch, to supervise the maps, perhaps with balloons and a lemonade stand. It was also suggested that more Garage Sale signs should be placed, since we are competing with other homeowners who also hold garage sales over that weekend.

ACC Trails Workday will be held tomorrow (Sunday, October 18). Bob Banks indicated that they are trying to move Meadow Trail towards the easement; another trail behind homeowners in Unit 4 needs to be moved; and a trail behind "Utah property" has a large bog – it needs poles across it for horses to cross. Of significant note, they are finding a lot of cigarette butts on the trails.

Website: Kathy reported that the website has been online for approximately six months and appears to be going well. In the past week, there were approximately 78 unique visitors to the site, which includes Woodside announcements, information of interest to the community, classified ads, and numerous links to other sites of interest. The address is: www.woodside2-3-4hoa.org.

Firewise Update: Kelly updated the assembled HOA members on the Committee's activities and news. The Firewise event on May 2 was a success. Woodside applied for and received recognition of renewal status from the national Firewise Communities/USA Recognition Program for 2015. Part of this process involves submission of mitigation work hours by residents, and Woodside residents completed 252 hours of mitigation work. Woodside has fulfilled the requirement for numbers of work hours for 2015; however, Kelly requested that residents continue to submit work hours as these can be used when applying for "in-kind" grant monies from various agencies.

Kelly also informed homeowners that she recently learned that insurance provider USAA has indicated that they will provide discounts on homeowner's insurance to homeowners living in areas that are designated Firewise communities. She also indicated that Brent Eubanks will chip wood through his company, Timber.

Because of the importance of Firewise recognition and activities, Kathy made a formal motion requesting that, going forward, the Woodside HOA provide up to \$1,000 yearly to Firewise for events. This **MOTION** was seconded by Dave Caballero, and **PASSED** unanimously.

Kathy also mentioned that information (including photos) regarding juniper and noxious weeds is available on the website. In addition, information on the tussock moth (which has been decimating trees in the Buffalo Creek area) is also available on the website. She indicated that National Forest Service rangers do not have plans for aerial spraying of trees to fight the moth.

The Committee also conducted a raffle for a green reflective address sign.

Equestrian Center Update: Sharon Evridge updated members on activities over the summer, including eradication of invading rodents. She indicated that the pest control was off to a slow start because of rain, however, it was verified that Nate, the pest control

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provider, visited the area approximately 20 times and is still working. Some homeowners have indicated an interest in hiring Nate, and Kathy will put his contact information on the website.

Two stalls have been rented through the end of October. Dave Caballero indicates that the Center is being used. The arena was bladed last year. It was requested that the arena be graded and leveled, but the HOA does not have equipment to do this. Dave recommended a wide track. A homeowner expressed interest in the availability of overnight parking for trailers/RVs at the Center; however, the Center is not designed for that use because of the inconvenience to neighbors and liability issues.

The Board thanked Dave Caballero for mowing at the Center, and also thanked the ACC, especially the Brutouts, for maintenance assistance.

New Business

Presentation to the assembled membership: Dick Hodges, a Woodside resident (Unit 5) and Park County Commissioner presented information on topics of interest to Woodside. He informed homeowners that Park County Commissioners had a survey done, the result of which indicated that three out of four county residents believe the commissioners are doing a good job. Based on the survey, residents' number one concern is roads; number two concern is marijuana (a majority of residents are anti-marijuana, according to the survey).

Regarding Marijuana issues: Mr. Hodges provided information on regulations regarding marijuana businesses in the county. He indicated that two detectives have been hired to monitor marijuana activities. The Sheriff would like two additional detectives to be hired, and Mr. Hodges suggested that homeowners let the Sheriff know their concerns regarding marijuana issues. He indicated that there is a Hotline to report suspicious activity (this information is available on Woodside's website).

The Planning Commission will be making recommendations to the County Commissioners regarding marijuana regulations. Two Woodside residents – Jim Sapp and Bob Banks – will be representatives on this planning commission. It is proposed that Planning Commission meetings be held in towns other than Fairplay in order to provide more of the public access to their meetings. Kathy suggested that homeowners refer to Woodside's website for links and information on the Board of County Commissioners and the Planning Commission.

Regarding Roads: Mr. Hodges indicated that there is currently no director for Roads and Bridges, but there will be better strategic planning. \$250,000 is available for 1700 miles of roads in the county; funds do not come from property taxes --gas tax goes to the federal government and they decide who gets funds. Mr. Hodges indicated that management planning capacities need to be fixed (including drainage issues) and they are working on this. Mr. Hodges also indicated that an organizational change should help with future issues regarding chip sealing and ditch cleanups of roads.

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Mr. Hodges then generously responded to questions from the assembled membership regarding culvert and drainage issues, and the Planning Commission.

In a related issue, Kathy discussed the Coalition of HOAs forming to get the attention of County Commissioners and the Planning Commission. This Coalition will include HOA Presidents from Woodside, KZ Ranch, Deer Creek, Mill Iron D, and Harris Park.

Election of Officers and Directors for 2016: The final order of business was the election of officers and directors for calendar year 2016. The following candidates stated that they would be willing to continue in their respective roles, unless other individuals were interested in running for their positions.

- President: Kathy Lower
- Vice President: Kelly Flynn
- Secretary: Lorna Serber
- Director at Large: Ed Samberg
- Director at Large: Melissa Fisher Faler

Jackie Brutout indicated that her 10-year tenure as Treasurer was quite enough and she was not interested in pursuing another term. **Ken Van Tuyl** expressed interest in running for the **Director at Large** position being vacated by Linda Perry. No nominations were offered from the floor and the proposed candidates were elected by acclamation. Dave Brutout then nominated David Rowe (Unit 4) for the vacant Treasurer position. Dave felt David’s banking background would be a benefit to the Board. **David Rowe** was elected **Treasurer** by acclamation. The members thanked Jackie for her excellent service as Treasurer for the last 10 years.

Open Forum: Park County Sheriff’s Deputy Nate provided some comments regarding marijuana issues, roads, and safety during the upcoming holidays.

Adjournment: **MOTION** made, seconded and approved unanimously to adjourn at 12:09 p.m..

/s/ Lorna Serber
Secretary