

FINAL

**Woodside Park Units 2, 3 and 4 HOA
Minutes of the General Membership Meeting
April 23, 2016**

Board Members Present: Kathy Lower (President); Kelly Flynn (Vice President); David Rowe (Treasurer); Lorna Serber (Secretary); Melissa Fisher Faler, Ed Samberg, and Ken Van Tuyl (Directors at Large). The meeting was called to order at 10:11 AM.

Quorum: Established (approximately 17 homeowners present).

President's Remarks: Kathy welcomed the members and introduced the 2016 HOA officers and directors. Kathy thanked homeowners Dave and Jackie Brutout, who will be leaving Woodside, for their years of service to the community. Jackie had been HOA Treasurer for 10 years.

Approval of Minutes: Motion made, seconded and approved.

Treasurer's Report: David reported. We have **106** paid members as of today. We have a balance of **\$8,180** in the bank.

Old Business

Schedule of 2016 Community Activities:

Firewise Event on **May 7**. This will be an educational forum held jointly with the Platte Canyon Fire District and Northern Park County [Fire Safe](#) Council.

Road Cleanup Day on **May 14**. Meet at the Equestrian Center and bring gloves. As always, lunch is provided by the HOA.

Fishing Derby on **June 4**. Bob Banks is organizing this event. There will be food, drinks, and prizes. No fishing license is required.

General Membership Meeting and Annual Picnic either end of July or in August.

Fall General Membership Meeting will be held in October.

Various updates: Bob Banks reported that he is updating the Master mailing list and the Water User's contract list (a contract is sent out annually to all Woodside homeowners, required by the Colorado Division of Water Resources, for information regarding homeowners' use of outside water). Bob is also trying to organize the Trails Clean-up and requests information on what needs to be done. In addition, Bob explained that Woodside homeowners must adhere to both county land-use regulations (LURs) and HOA covenants; he indicated, however, that the HOA Architectural Control Committee (ACC) tries to work with homeowners in-house, but, if necessary, they will let the county handle any problems.

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Firewise Update: At the Fall 2015 general membership meeting, the HOA general membership approved up to \$1,000 annually from the general budget for Firewise-related activities. This is our third year of designation as a Firewise Community. This year's annual event will be held in Bailey in conjunction with the Platte Canyon Fire District and the Northern Park County Fire **Safe** Council. There will also be an additional day of fire mitigation (to be determined). Kelly reminded members to complete fire mitigation forms (available on the website www.woodside2-3-4hoa.org), listing time and expenses involved in mitigation activities. This information is compiled and applied as in-kind benefits for possible future **grants**. Kelly also reminded members of the availability of green, reflective address signs. Homeowners in the Platte Canyon Fire District were informed they could call 911 for assistance with downed trees. Ken Van Tuyl offered to collect wood from downed trees.

The Committee has applied for a BLM grant of \$100,000 to assist in the clearing of right of ways within the Woodside community.

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

Equestrian Center Update: Jill McEwan and John will work with Ken and Sharon Evridge on maintenance issues and critter control. The EC will open May 1 for stalls rental.

New Business

Presentations to the assembled membership:

Andrew Moyle, Elk Creek fire mitigation liaison, presented information on a variety of topics of interest concerning fire mitigation in the area. He informed homeowners that Elk Creek Fire District is redoing the **Community Wildfire** Protection Plan. He is currently performing parcel-level assessments on each home in Woodside. Homeowners will be able to access information online regarding the following categories: access factors (roads, signs); background (fuels); structural (roofing and building materials, balconies; defensible space; location of combustibles (wood, etc.)). If residents want more in-depth information, they can call Elk Creek. In addition, Elk Creek will provide a letter to insurance companies that require such information. Concerns were raised regarding unimproved/vacant lots and residents were directed to request that the Firewise Committee contact owners of these lots. Mr. Moyle also informed the members that slash collection will be available weekends this summer on Hwy 72.

Gail Crawford, insurance agent with Crow Hill Insurance in Bailey, presented information on insurance issues related to wildfires/fire mitigation. She indicated that neighbors with unmitigated property can have an impact on your insurance rates (based on RISK maps), however she said that companies are willing to look at a variety of sources in determining risk and will listen to individual agents. USAA is no longer writing policies for mountain communities, probably as a result of the Waldo Canyon fire, where a large number of homes belonged military families.

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Donation to Memorial Fund for Nate Carrigan: The Board proposed donating to a fund for Nate Carrigan, Park County Deputy who was killed in a home eviction incident. Deputy Carrigan had presented to the Woodside general membership in October 2015. After some discussion regarding amount and type of donation, a **MOTION** was made to donate \$500 to a fund set up by the family of Deputy Carrigan. Motion was **seconded** and **approved**. Kathy will research the various funds that have been set up.

Fire Protection District: Mark [Wesseldine](#), Fire Chief of Platte Canyon Fire District and Woodside homeowner (Unit 3), provided some information regarding realignment of fire protection districts: [all six Woodside Units are in the Elk Creek Fire Protection District, which is run by Jefferson County, even though five of the six \(all but Unit 3\) are in Park County.](#) Chief [Wesseldine](#) stressed that both districts may respond to an emergency, however. He also described the complex issues (including taxes, mill levies, etc.) involved with Woodside encompassing both Jefferson and Park Counties. He indicated that the Park County line is currently also the fire district line.

Open Forum:

- A suggestion was proposed that alternate times for meetings be considered in the future.
- A suggestion was proposed for a routine maintenance plan for the Equestrian Center.

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

/s/ Lorna Serber
Secretary