

**Woodside Park HOA Units 2, 3 and 4
Minutes of the General Membership Meeting
October 14, 2017**

Board Members Present: Kathy Lower (President); Kelly Flynn (Vice President); David Rowe (Treasurer); Lorna Serber (Secretary); Melissa Fisher Faler, Ed Samburg, and Ken Van Tuyl (Directors at Large). The meeting was called to order at 10:08 AM.

Quorum: Established (approximately 14 homeowners present).

President's Remarks: Kathy welcomed the members and introduced the 2017 HOA Officers and Directors.

Approval of Minutes (from General Membership Meeting of April 22, 2017): Motion made, seconded and approved.

Treasurer's Report: David reported a balance of \$6,876.94 which includes refund from State Farm. We have **123** paid homeowners as of today.

Presentation

John W. Anderson, Author/Historian/Consultant, provided information and a fascinating slideshow on Ute Indian Culturally Modified Trees in Colorado, including Woodside. He has books available for purchase and he can be reached at (719) 651-2337 (mobile) or jwa122@comcast.net (email). His website is www.jwander.com.

Old Business

Recap of 2017 HOA activities:

Road Cleanup Days – both days, now scheduled in May and September, had great turnouts and were very productive.

Fishing Derby – in June, was well-attended, with great weather.

Garage Sale – 18 households participated

Summer General Membership Meeting and Picnic – Jacob Ware, Elk Creek Fire District, gave a presentation.

Firewise update:

Juniper Chipping Days – approximately 40 households participated on two scheduled days. There will be one more day scheduled for November 18.

Grant possibilities

- 1) through Elk Creek through the Forest Service, \$300,000 for mitigation for district;
- 2) through FEMA, \$1 million

Action plan – remains the same as in past years

Raffle – for green reflective address sign, no entries.

DRAFT

Equestrian Center (EC), Trails and Architectural Control Committee (ACC):

EC – currently there are no rentals; facilities improvements are ongoing, thanks to Dave Caballero for mowing outer arena, Mary Schoen for mowing the arena, and Ken Van Tuyl and his friend, Paul, for building/repairing picnic tables and entrance sign.

Trails – Bob Banks indicated he has received no complaints; however there is a critter problem on Meadow Trail and options for resolution are being discussed.

New Business

- **Recognition** of resident Bill Plume’s 100th birthday
- **Annual Election of 2018 Officers** – all current Board members have indicated willingness to remain on the Board; all present members voted in favor of re-election of current Board members
- **Presentation of proposed amendments to Bylaws** – Kathy explained process of approval of Bylaws and copies of current Bylaws with proposed changes were distributed. Proposed changes include language adding Unit 1 to Units 2, 3,4 HOA; definition and clarification changes to Standing Committees; revising the language regarding board of directors meetings to conform to actual practice; and correcting various grammatical, typographical, and presentational changes.

Kathy provided information about Unit 1:

- 1) There are 43 lots averaging 9 acres each
- 2) The Water Board already covers the unit
- 3) Formerly had a volunteer HOA, now defunct; covenants relating to Units 2,3,4 will not cover Unit 1; allowing Unit 1 residents to join Units 2,3,4 HOA has a social impetus
- 4) There are no trails
- 5) Question regarding EC deed and Unit 1 is being researched

Open Forum

Homeowners brought up issues concerning speeding cars down Nova Road; the need for a Dead End sign at Spirit Lake Road; and the fact that Road & Bridge hasn’t cleaned out ditches (Bob Banks responded that the department is busy in the southern part of Park County and they continue to be plagued with budget problems).

Adjournment – Motion adjourn **approved** unanimously at 12:15 PM.

/s/ Lorna Serber
Secretary