

-- FINAL --  
**Woodside Park HOA Units 1, 2, 3 and 4**  
**Minutes of the General Membership Meeting**  
**April 10, 2021**  
**VIA ZOOM**

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

**Homeowners Present:** Linda Burhansstipanov, Jennifer Boneta, Steve Schindler, Lorna Serber, Bob Banks and Betty Knape.

The meeting was called to order at 10:03 AM.

**Quorum:** Established

**President's Remarks:** Ken welcomed the attendees and introduced the Board members for 2021.

**Treasurer's Report:** Pam Hyer reported on the end of year 2020 status: ending balance of \$6641.97, with \$3400+ from dues. As of April 1, 2021, the balance is \$9195.26, with primary income from dues (90 renewals and 4 new residents). An additional 17 renewals have come in since then, and are not included in the total presented. Pam reported that the dues for Fire Adapted Bailey have been paid for 2021. Mary Schoen made a MOTION to accept the Treasurer's Report; Stephanie Berardini SECONDED; the MOTION passed.

**Approval of Minutes from General Membership Meeting in November, 2020:** Lorna Serber requested rewording of the sentence in the minutes stating that "Lorna is still soliciting tracking sheets", and to indicate the meeting was by Zoom. Stephanie will modify the minutes accordingly. Stephanie Berardini made a MOTION to accept the November General Membership Minutes AS AMENDED; Pam Hyer SECONDED; the MOTION passed.

**OLD BUSINESS**

**Fishing Derby:** Bob Banks updated the attendees on the status of the derby. The date is scheduled for Saturday, June 5, 2021, and the permit has been obtained. Fish stocking is presently in the approval process, and Scott Murdoch, District Wildlife Ranger, is assisting Bob with the plans. Rods, reels and bat will be available for attendees. The Board will need to consider whether to proceed with plans for food and prizes, or to wait pending COVID-19 status. Because of the new variants of the virus that have been identified, it was decided the Board will revisit the matter in approximately one month to determine current precautionary recommendations. The Board will communicate with homeowners to announce findings and decision regarding the event.

**Garage Sale:** Bob Banks noted that the bi-annual sale is typically done in August, although the plan for scheduling this year is September. Bob will solicit input from the community, and the matter will be revisited by the Board at such time as that input is made available.

**Broadband:** Pam gave an update on the Broadband grant application. Our application was not approved in the January grant cycle, but the application was in the top ten selected for detailed consideration. Burland won their award (this was their third cycle of applying). There were 34 grant

applications this round, with almost \$16 million awarded. There is more opportunity for funds in July of this year, and our application will go in again at that time.

### **Trail Committee:**

Ken Van Tuyl gave a trails update, and noted that Steve Schindler has joined the trails committee. Changes to the trail map in process, and should be approved soon. The PDF map will be available next week in hard copy, and will be placed in the pick up box on Bob Banks' driveway. It will also be uploaded to the website. Steve indicated he is walking the trails and will note what needs each trail has. He will facilitate an email to arrange any trail work days. It was noted by one attendee that a homeowner has been using the trail as a dumping site; this will be investigated further. Some attendees offered materials for the trails and offered their assistance. Trail matters will be discussed at the May Board meeting, and the community will be updated with any important information.

A question was raised about the distinction between the Trails Committee and the Equestrian Center Committee. Historically, the two have remained separate sub-committees of the Board, as their focus is different. All in attendance agreed that the two committees should continue in this fashion in order to provide adequate coverage for both trails and equestrian center.

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

There was no activity to report for the equestrian center at this time. There are no renters, and no scheduled events at present.

### **Firewise Committee:**

Lorna Serber and Monte Poague reported that the community will participate in Firewise again this year. There are requirements that must be met (mitigation/tracking sheets, action plan (due in 2022), and education). Elk Creek has a chipping program, and a link was sent to residents via email. Six Hundred (600) total homeowners in the area will be accepted via sign-up, then Elk Creek will contact the individuals to arrange dates. It was noted that there are income tax deductions (State of Colorado) for mitigation costs spent by homeowners. The Firewise Committee has not met yet, but they are planning to meet either via Zoom or in person. An educational activity consisting of a Powerpoint presentation may be utilized (Burland has some they have developed, and the committee may seek permission to use them for Woodside). Monte reported that he is working on evacuation education, and will enlist the assistance of Elk Creek Fire. Monte is on the Board of Fire Adapted Bailey (FAD), and they are attempting to put out email blasts for education regarding fire mitigation, evacuation, etc.

Monte reported on Saws and Slaws, stating that an event was not done last year because of the pandemic. The idea is that a property is selected, and community volunteers go in to mitigate the property. The homeowner supplies drinks/lunch/snacks for the workers. Monte will develop an email to be sent to all homeowners regarding a Claws and Slaws event.

### **NEW BUSINESS**

**Neighborhood Watch:** Mary discussed the possibility of reinstating the Neighborhood Watch program in our community. The son of one of our residents contacted her regarding doing so in order to provide additional safety for his parents and neighbors. Neighborhood Watch was active in the

community in the early 1990s, but has gone by the wayside in recent years. The program is no longer offered locally, but is a national organization with local communities participating. After discussion, the attendees agreed that current technology makes it much easier to remain active in the safety of our neighborhood, and it was noted that our residents are very good at watching out for suspicious events in our area. No further action will be taken on Neighborhood Watch, but residents are encouraged to watch out for each other, and keep safety in the forefront of our minds as we proceed with our daily activities.

**Open Forum**

Lorna mentioned that UPS apparently has a new policy, whereby they do not drive up to the house, but rather leave packages at the foot of the driveway. She is investigating further. Communication with our delivery drivers is important, and each homeowner should discuss concerns with their local driver.

Chip mentioned the water table, and expressed concerns that it is declining. Mary noted the water board tax that was voted in several years ago, and encouraged the Board to communicate with not only our Woodside Water Users Association, but with the Park County water commission.

**Adjournment** - Stephanie made a MOTION to adjourn; Monte SECONDED; **PASSED** unanimously at 11:47 AM.

*/s/ Mary Schoen/Ken Etridge*  
Vice President/Secretary