

**Woodside Park HOA Units 1, 2, 3 and 4  
Minutes of the General Membership Meeting  
October 22, 2022**

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

The meeting was called to order at 10:05 AM.

**Quorum:** Established (approximately 17 homeowners present).

**President's Remarks:** Ken welcomed the members and introduced the 2022 HOA Officers and Directors.

**Approval of Minutes (from Spring General Membership Meeting of May 14, 2022):** Ken Evridge made MOTION to approve; Anita Horn SECONDED; MOTION approved.

**Treasurer's Report:** Pam reported a balance of \$7,404.39 through October 21, 2022. A copy of the Treasurer's report was submitted by Pam to the Board. Sharon Evridge made MOTION to accept; Dave Caballero SECONDED; MOTION passes.

**GUEST SPEAKERS**

Park County Sheriff's Office – Deputy Ethan Darion, Sheriff Tom McGraw and Colby Martin Deputy.

The PCSO participated in our general membership meeting to provide information regarding the various tax increases that are on the ballot in the upcoming election. The county is requesting two separate taxes: (1) a 1% increase specific to the PCSO; and (2) a 2% increase that affects the short-term rental homes in Park County. The 1% increase will not affect gas, grocery, or medications. Most of the tax will be collected through tourism. PCSO intends to use the money to hire more deputies, 285 monitoring, code enforcement for rentals, two canine units, a mental health specialist, additional 911 dispatchers and to potentially build a bunk room for the officers to use when their schedule doesn't allow them to go home for the evening before their next shift starts.

PCSO has started a Dog Watch Program. Ethan Darion will attend our Spring membership meeting to discuss this program in more detail. In addition, PCSO will provide the HOA with additional neighborhood watch signs. Ken Van Tuyl will coordinate with PCSO.

**OLD BUSINESS**

**BROADBAND**

On September 22, 2022, the contract to begin construction was signed. In February 2023 construction will begin. In July 2023, the first customers' service will be turned on. Completion of this project should be done mid-September 2024. The price to have your home wired for cable is \$200. Homeowners are strongly encouraged to sign up for this service, even if you don't intend to use the service. A great value will be added to your home. Once construction begins, homeowners

DRAFT

will be required to pay a per square foot amount (from the road to your home) which may be quite costly. If you have further questions, please contact Pam. Her contact information can be found on the website.

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

The outside of the building located at the EC is in need of a protective finish. After discussion, it was determined that it is too costly to hire someone to do the project. Instead, homeowners will gather to work on this project. Ken Van Tuyl made a MOTION to spend \$500-\$700 in materials dedicated to the EC building. Rene Hansen SECONDED; MOTION PASSED.

### **2022 HOA Activities**

**Fishing derby** – June 4, well-attended, largest turnout yet, another success.

### **Firewise update**

Homeowner Otto Boneta is an ambassador with the Elk Creek Fire Department. Otto shared a PowerPoint relating to fires in the area and what we can do as homeowners to mitigate the threat.

There are currently four members on the committee: Otto Boneta, Sharon Evridge, Monte Pogue and Lorna Serna. Please turn in your volunteer hours to Lorna Serber before November 1, 2022 so the HOA receives credits for your hours, which will help any grants the HOA may qualify for. The Firewise renewal application is due November 15, 2022. A new national program has been enacted “Wildfire Prepared Home Assessment Program” which costs \$100. Reach out to the Firewise Committee with any questions on volunteer hours, receive information on evacuation procedures, checklists, information on how to evacuate with large animals, sign up to CodeRed or if you are in need of an address reflective sign. All contact information / emails for the Firewise Committee can be found on the HOA website.

**Chipping Events** – Please review Elk Creek Fire Department’s website to find more information on signing up for future chipping events.

**Saws and Slaws** – Please contact Monte if interested in volunteering for this event and for information on dates, which property to be chosen, and any other questions. Volunteers are fed by the homeowner.

**Roadside Mitigation** – The HOA could go through side streets to mitigate trees in ditches and close to the road. Bob Banks reports that there are 60-foot-wide road easements that is not owned by residents. Some fences are in easement. The HOA would need to contact the county prior to any mitigation efforts to research the process.

### **Trails Update**

Steve Schuler has made great strides in the cleanup of the HOA’s trails. There is no trail day scheduled for the remainder of the year due to Steve’s schedule.

DRAFT

**NEW BUSINESS**

Homeowner Dave Caballero requested that a solar motion sensor light be installed at the end of Spirit Lake road due to the activities of persons parking there late at night. Dave is concerned that they park close to the EC and would like to deter people. The Board agreed to have a light installed. Ken Van Tuyl will research and purchase a light to be installed on the utility pole at the end of Spirit Lake.

Ken presented the current slate of nominations for Board:

- President – Ken Van Tuyl
- Vice-President – Bob Banks
- Secretary – Stephanie Berardini
- Treasurer – Pam Hyer
- Directors-at-large – Chip Scudder, Monte Poague and Otto Boneta

Dave Caballero made a MOTION to accept and approve slate of nominations; Rene Hansen SECONDED, and MOTION PASSES.

**Open Forum**

None at this time.

**Adjournment** – Sharon Evridge made a MOTION to adjourn; Dave Caballero SECONDED; **PASSED** unanimously at 11:58 PM.

*/s/ Stephanie Berardini*  
Secretary