

**Woodside Park HOA Units 1, 2, 3 and 4
Minutes of the General Membership Meeting
April 29, 2023**

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

The meeting was called to order at 10:04 AM.

Quorum: Established (approximately 34 homeowners present).

President's Remarks: Ken welcomed the members, introduced the 2023 HOA Officers and Directors, welcomed our speakers and went over the topics to be discussed.

Approval of Minutes (from Spring General Membership Meeting of October 22, 2022): Dave Caballero made a MOTION to approve; Sharon Evridge SECONDED; MOTION approved.

Treasurer's Report: Pam reported a balance of \$7,066.83 through December 31, 2022. A copy of the Treasurer's report was submitted by Pam to the Board. Robert Zimmerman made MOTION to accept; Brian Berardini SECONDED; MOTION passes.

GUEST SPEAKERS

Highline – Dave Shipley, Bill Thompson, Troy English

Dave provided the homeowners with an update on the broadband process. Highline has received 335 paid commitments. now received the agreement from the State to begin the project.

Now that project is in full swing, Dave is dealing with problems with Lumen (previously Centurylink) regarding the poles that need to be addressed. Highline is working with Lumen to fix the poles and equipment placement. Our broadband will be position 3 on the poles (first is power, second is Lumen). Highline will follow the pole lines throughout the neighborhood and place your broadband either on the pole, or buried if your existing wiring is already buried. If you currently have your lines on a pole but would like your line buried, you can dig a trench, but please contact Highline to discuss your intentions and for further directions. You will receive a construction letter when Highline begins their construction in your area. You will receive a text when your wiring is complete. Twelve days after completion, you can call Highline to set up your account. Highline will work with you regarding the port of entry on your home. They will give you an 8x8 gray box to install onto the house.

Elk Creek Fire Department – Jacob Ware, Elk Creek Fire Chief, Gabe Mentor and Jesse Weinfeld, volunteer fire fighters.

The Elk Creek Fire Department has 17 firefighters and 36 volunteers. There were 1,415 calls made to the Fire Department in 2022. The average response time is 11 minutes 43 seconds. There are 4 people on 24/7 shifts. 37% of incoming calls overlapped. It has been difficult for the Fire Departments in the mountain area to find volunteers, and the consolidation of Fire Departments (Elk Creek, North Fork and Inner Canyon) will help relieve those overlapping emergencies so everyone can be better protected. In addition to fielding emergency phone calls, the Fire Department also handles the chipping program, fire mitigation and fuel crews. If consolidated, there will be three stations with full time staff in Elk Creek, North Fork and Inter Canyon Fire Stations. If people support this consolidation, it will be on November's ballot. You can find further information at mountainfireresources.com or elkcreekfire.org.

Colorado Parks and Wildlife – Scott Murdoch and Jake Sanberg.

Scott and Jake spoke about the fishing derby scheduled for June 3, 2023, including stocking the pond. Scott spoke about hunting and licensing and, if you legally hunt in Woodside, you must have a GMU 46 license, unless there is a fire ban in place, or the HOA has disallowed it in their Covenants. You are allowed to hunt in National Forests. Scott went into detail to explain the legal aspects of hunting in our area. There have been signs of chronic waste disease, which can happen when there are too many animals in the area. Indian Hills and Kittridge are currently high with the number of animals in the area. Five years ago, the chronic waste disease was very high. The State increased the number of animals allowed to be harvested and the chronic waste dropped from 7.9% to 3%. Scott reaffirmed that hunting is good for our area, but it needs to be done properly and legally.

Kim Martin with REMAX

Kim spoke about a Shred It event for the neighborhood this summer that she and her company will host. More information to come on this event. Kim also spoke about renting a Junk Trunk truck to be set up at the Equestrian Center sometime in August, after the neighborhood garage sale. The company can also go to your house to pick up items to be donated, not trash, for a fee.

OLD BUSINESS

Trails Update

Steve Schuler has made great strides in the cleanup of the HOA's trails. Please reach out to Steve if you have any interest in helping maintain the trails throughout Woodside.

2023 HOA Activities

Fishing derby – June 3, well-attended, another success.

Garage Sale –August 18 and 19. Bob Banks will provide further information to all homeowners.

NEW BUSINESS

New ballot for covenant update. Bob Banks spoke regarding the need to update the HOA covenants due to the many changes in KIOWA rules and regulations. To bring the covenants up to date, there

are 8 items on the ballot to address. As the ACC doesn't have the ability to change the covenants, the changes must be made through a ballot to be distributed to the homeowners. The ACC and HOA will work together to get this task completed.

Open Forum

Ken Van Tuyl spoke regarding the Rodenator, and that it isn't currently being used. Ken is happy to help anyone who needs help with trapping rodents. The HOA will look at using the Rodenator in the future, if needed.

Adjournment – Dave Caballero made a MOTION to adjourn; Brian Berardini SECONDED; **PASSED** unanimously at 12:21 PM.

/s/ Stephanie Berardini
Secretary