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**Woodside Park HOA Units 1, 2, 3 and 4  
Minutes of the General Membership Meeting  
October 21, 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 10:05 AM.

**Quorum:** Established (approximately 24 homeowners present).

**President's Remarks:** Ken welcomed the members and introduced the 2023 HOA Officers and Directors.

**Approval of Minutes (from Spring General Membership Meeting of April 29, 2023):** Robert Zimmerman made a MOTION to approve; Brian Berardini SECONDED; MOTION approved.

**Treasurer's Report:** Pam reported a balance of \$6,595.71 through October 20, 2023. 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**

Park County Sheriff's Office – Deputy Zack Tucker.

Deputy Tucker participated in our general membership meeting to provide information regarding safety in our area, and things to look out for. For example, if there are strange cars in the area, get the license plate and description. Trust your gut, and if you see something, say something. If you are walking or biking, call in speeding and dangerous drivers. If you find needles, guns, etc., do not touch it, but call PCSO. The non-emergency phone number for Park County is 719-836-4121 or 2494. Option 5 will direct you to dispatch.

Elk Creek Fire - Chief Jacob Ware

Chief Ware participated in our general membership meeting to provide information regarding the consolidation of three fire departments (Inter Canyon, North Fork and Elk Creek). Chief Ware informed our Homeowners on the statistics surrounding volunteer activity, the need to rely on mutual aid partners to help service our area, and what they will accomplish with the consolidation of the three fire departments, including staffing, new equipment and infrastructure. Chief Ware also spoke about mitigation services in our area, and that the chipping program will not be eliminated.

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## **OLD BUSINESS**

### **BROADBAND**

Pam gave a presentation regarding the status of the ongoing project. There are delays, but the goal is to have the project completed by August 2025. There are currently permit issues, disputes between CORE and CenturyLink, and an extension has been filed with the State of Colorado to stay in compliance with grant funds. So far, there has been \$175,000 spent on this project. If you have further questions, please contact Pam. Her contact information can be found on the website.

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

The building located at the EC has now been power washed and stained. Everything looks great at the EC and we had one rental horse using the facility this year.

### **Firewise update**

Homeowner Otto Boneta is an ambassador with the Elk Creek Fire Department. If you have any concerns or questions, please contact Otto. His information can be found on the website.

Monte Pogue is stepping down as our Woodside representative for Fire Adapted Bailey and is looking for a volunteer to take his place. He will continue serving on our Firewise Committee. If you are interested in representing Woodside as our Fire Adapted Bailey representative, please reach out to Monte. His information can be found on the website.

The Firewise Assessment Accreditation renewal will be submitted in the next couple of weeks. Our Firewise Committee, Elk Creek Fire District Wildland Fire Coordinator and Colorado State Forest Service Regional Wildland Resilience Coordinator are wrapping up a risk assessment for Woodside as part of our renewal application. Once complete, it will be posted on our HOA website.

If you haven't done so already, please complete your annual Firewise Volunteer Hourly Worksheet and submit it to Lorna Serber, [boulderlas@msn.com](mailto:boulderlas@msn.com). Copies of the worksheet were provided at the meeting and emailed to the HOA membership.

**Chipping Events** – Please All community chipping programs are closed for 2023. Information on 2024 chipping options will be posted on our HOA website as it becomes available.

## **NEW BUSINESS**

Stephanie Berardini is stepping down as Secretary at the end of 2023. Lisa Schindler was nominated to replace Stephanie as Secretary beginning in January 2024. There were no additional nominees. A vote was had among the Homeowners, and it was unanimous to vote Lisa in as Secretary.

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### **Open Forum**

The potholes in the area have been excessive this year. After many requests, some holes have been filled, but many remain. If you have excessive potholes in your immediate area, please contact Richard Elsner and report it. His contact information is: Business – 719-836-4209 and his cell phone is 719-839-0466.

If you are having critter issues, Ken recommends contacting a gentleman named Bruce (505-486-0179) with Plunkit, who may be able to assist in eradicating them. Bruce works with ants, bugs, woodpeckers, etc.

Tim Jones joined our meeting and spoke about Shirley Septic's plans to rezone 56 acres from residential to PUD for the purpose of a waste and transfer station at Wandcrest. Shirley Septic has created an LLC for this project entitled ASKAG, LLC. Mr. Jones stated that this project can potentially affect property values, home values, insurance rates and wells in the area. There have been instances of nitrates in people's wells in that area. Stan Bates attended the meeting with Mr. Jones and stayed after to answer questions.

**Adjournment** – Rene Hansen made a MOTION to adjourn; Lisa Schindler SECONDED; **PASSED** unanimously at 11:54 PM.

*/s/ Stephanie Berardini*  
Secretary