

FINAL

Woodside Park HOA Units 1, 2, 3, and 4
Minutes of the Meeting of the Board of Directors
July 23, 2018

Present: Kathy Lower (President), Kelly Flynn (Vice President), David Rowe (Treasurer), Ed Samberg, Ken Van Tuyl. Absent: Lorna Serber (Secretary), Melissa Fisher Faler.

The meeting was called to order at 7:08 PM at Kathy's home.

Quorum: Established.

Approval of minutes: Approval of the January 30, 2018 minutes was tabled until the next board meeting, which will be held in September.

Treasurer's Report: David reported. We have \$4,161.90 as of July 5, 2018, with 116 dues-paying members to date. For entire 2017 we had 127 dues-paying members. As of July 2017, we had 123 total, so are running behind last year. A motion was made by Kathy to accept the report; Ed seconded; the motion passed unanimously. It was also decided that we need to have a separate journal entry on the treasurer's report for Firewise recording. This will keep the income from Unit 5/6 (\$150 from 2017 and \$150 from 2018) visible along with funds the HOA dedicates and then disburses on Firewise activities.

Unit 1 update: Two properties from unit 1 have now joined the HOA. Kathy will send out postcards to all residents of unit one to inform them of the benefits of joining the HOA. Stephanie Berardini (one of the unit 1 residents who have already joined) will put up flyers around various unit 1 mail box clusters to invite unit 1 residents to the upcoming picnic. Kathy informed the board that unit 1 will be equal to units 2, 3, 4 except for not being subject to the covenants. They are able to use the trails and equestrian center. Expanding our HOA to unit 1 does not provide any land benefit for trails, etc. to current units 2,3,4 but provides additional community and involvement. David has already added 'unit 1' to banking information and to the state recording and will contact State Farm Insurance Company to add to insurance policy.

Newsletter: Kathy is working on the summer newsletter and hopes to have it sent out by early next week.

Summer General Membership Meeting and Picnic: No residents have signed up to attend yet. An email reminder will be sent out this week. Ken will also hang up the banners this week. Kathy will post a notice on 'Next Door'. The Elk Creek Fire Protection Chipping crew has been invited, and they will attend unless they have a fire, etc. to work. We will order chicken tenders from King Soopers, which David will pick up. Kathy will bring standard supplies (table cloths, cutlery, napkins – all of which we already have) and she will pick up ice. She will also do a Costco shopping trip for soda, water, chips. Various board members stated they will bring coolers.

Fishing Derby update: Due to the large number of people who registered for this year's event, we cross referenced with dues paying members of the HOA. Only two families in attendance have not paid their 2018 dues to date. Total expenses on the 2018 fishing derby were \$417.73 which includes food, supplies and prizes.

Road and Weed Cleanup: The next road cleanup is scheduled for September 8, 2018. This will include removal of mullen and thistle. The HOA will provide lunch to all participants afterwards (restaurant

FINAL

location yet to be determined) and will only pay for food and non-alcoholic drinks. Beginning next year, we may only hold one road cleanup day each year, probably in the fall. There has not been as much trash on the roadways and the fall event could include eradication of the weeds, which are not yet present in the spring. Kathy will call the extension office to see when the weeds seeds being so we know when to host the road / weed cleanup next year.

HOA Data Base Access: It was discussed that the board may want to review email blasts sent out from Bob and Cathy Banks prior to them being sent (if they are not directly from the board). Many emails having been circulated from residents and the board was not aware of the content prior. Kathy will also check with Bob to see if someone on the board can have access to the data base so that important information can be sent out if Bob is unavailable.

Upcoming joint meeting with architectural committee – The joint HOA board / ACC committee meeting will be held on August 6. This meeting will be dedicated to trail maintenance issues and concerns, especially along Meadow Trail. One other trail that has potential rodent issues and activity is near Nova Lane. Also, to be discussed is the request by a board member of units 5/6 to have the ability to use the trails. We would first need to see how our insurance covers the usage, and then decided if we want to charge unit 5/6 a portion of the insurance; have trails built and established within their unit (6) for our use. We will also need to update signs at the entrance to all trails to include unit 1, and units 5/6 if we allow the usage to their residents.

Future board meeting regarding rodenator: Ken informed the board that we have the option to hold a meeting in September, 2018 which will include a conference call with the owner of the rodenator. He will be able to answer any questions and address concerns that the board may still have in making a determination if we want to move forward with using the device on personal property within the HOA.

Firewise Update: Kelly reported that approximately 32 residents have signed up to date for the 2018 chipping events. The district is still having issues with the chipper equipment and is running behind schedule. Kathy proposed a possible donation to Fire Adapted Baily (FAB). At a later time, she will propose projects to the board and where/how we can apply funds.

Kathy updated the board on the progress of the Denver Water mitigation grant. She spoke with Jeff Ravage from CUSP today regarding the revisions she made two months ago to the contract and memorandum of understanding. Jeff stated that CUSP has not yet received the actual award letter yet but stated that Denver Water has approved. At this point, we probably won't begin actual mitigation work until next year. In the meantime, we will focus on identifying lots to be mitigated and getting the residents on board. We will focus efforts on aggregating plots of land which are in a visible location, near roadways, and relatively flat land. The visibility will be a benefit so other residents may see what a truly mitigated lot looks like. Kathy has obtained GIS lot information from Park County and will forward to the board members. Most of the initial lots to target will be along Mount Evans Blvd and are in unit 1. Once lots are determined CUSP will mark all trees first – it is not a homeowner choice on what to remove. There will be a dedicated area next to the Crow Hill slash site where they will take the larger logs, etc., which will be ground for biofuels. Jeff also stated that he has put in that the match has been cut back to a 20% Woodside match; 80% from Denver Water. Some of the match must be in cash from the residents who are getting the mitigation work done. Some of the match can be in-kind.

Adjournment: Motion to adjourn made and seconded, passed unanimously at 8:45 PM.