

**Woodside Park HOA Units 1, 2, 3 and 4  
Minutes of the General Membership Meeting  
May 14, 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 10:04 AM.

**Quorum:** Established (approximately 37 homeowners present).

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

**Approval of Minutes (from Fall General Membership Meeting of October 23, 2021):** Sharon Evridge made MOTION to approve; Cinda Van Tuyl SECONDED; MOTION approved.

**Treasurer's Report:** Pam reported a balance of \$8,216.71 through May 12, 2022. A copy of the Treasurer's report was submitted by Pam to the Board. Steve Schindler made MOTION to accept; Anita Horn SECONDED; MOTION passes.

**OLD BUSINESS**

**BROADBAND**

David Shipley presented on behalf of Highline to discuss our application and where the project currently sits. Scott Matthews, construction manager for Highline, was also present to answer questions. The Contract has been submitted to the State, and Highline is now waiting for the signed Contract to come back from the State. Highline cannot guarantee how long it will take to hear back from the State, and they are unable to begin work, including permits, until they have a signed Contract. Highline will send out a letter and a "door knocker" to homeowners once the Contract is signed and they are ready to begin construction. Currently, there are 311 homeowners signed up for Broadband. Homeowners still have time to sign up, so please reach out to Pam Hyer, whose contact information can be found on the website, for questions on the project or to sign their home up for Broadband service.

**2022 HOA Activities**

**Road Clean up** – On May 7, 2022, 20 homeowners showed up to help keep our space beautiful. Afterwards, many homeowners met at Rustic Station for a great lunch paid for by the WPHOA.

**Fishing derby** – June 4<sup>th</sup>, beginning at 9 am at Whaler's Pond. WPHOA will provide the food and drink, as well as prizes for the children. Jefferson County will provide free fishing poles for the children to keep.

**HOA picnic** – July 23, 2022 at 12:00 pm at the Pine Valley Ranch Park. Highline has graciously offered to sponsor this event and provide food and drink.

### **Firewise update**

Firewise committee has not met this year due to COVID. There are currently three members on the committee: Sharon Evridge, Monte Pogue and Lorna Serber. Monte gave a brief history of Firewise, the benefits of Firewise (insurance discounts, accumulated hours and dollars are considered in-kind funds that can help with mitigation grants) and is currently looking for new members. If interested, please reach out to Monte for further information. Discussion was had regarding evacuation routes and the need to have renewed conversations with Elk Creek Fire Department. The Firewise renewal application is due November 15, 2022. Please turn in reporting sheets to Lorna. Lorna's email can be found on the HOA website. Monte reported that there is a risk assessment due in 2024. Monte also discussed the need for all homeowners to sign up for Code Red (<https://www.onsolve.com/landing/sign-up-for-coded-red-emergency-alerts/>) Monte has pamphlets and information relating to fire evacuations if interested. The information can tell how best to evacuate, the best items to take with you, and has a checklist for your convenience. His contact information can be found on the 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** – There was discussion regarding Park and Jefferson counties mitigating 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.

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

There is currently one homeowner using the equestrian center. The stall rentals will offset maintenance expenses.

### **Trails Update**

Steve Schindler has made great strides in the cleanup of the HOA's trails. Steve reports that most trails are in good shape. He and his crew have been working on cleaning up the erosion on the trails but indicated that Trail C may need some top dirt brought in to fill some of the erosion spots, and that we cannot take from any homeowner's property.

### **NEW BUSINESS**

#### **Open Forum**

Chip Scudder would like our Park County Commissioner to attend our next meeting.

Many homeowners mentioned how horrible the potholes are getting in the neighborhood.

FINAL

**Adjournment** - Terry Hylland made a MOTION **to** adjourn; Anita Horn SECONDED; **PASSED** unanimously at 11:35 PM.

*/s/ Stephanie Berardini*  
Secretary