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**Woodside Park Units 2, 3 and 4 HOA  
Minutes of the General Membership Meeting  
April 22, 2017**

**Board Members Present:** Kathy Lower (President); Kelly Flynn (Vice President); David Rowe (Treasurer); Lorna Serber (Secretary); Melissa Fisher Faler, Ed Samburg, and Ken Van Tuyl (Directors at Large). The meeting was called to order at 10:05 AM.

**Quorum:** Established (approximately 18 homeowners present).

**President's Remarks:** Kathy welcomed the members and introduced the 2017 HOA Officers and Directors.

**Approval of Minutes (from General Membership Meeting of October 22, 2016):** Motion made, seconded and approved.

**Treasurer's Report:** David reported. We have **104** paid homeowners as of today (total of 244 dues cards sent). Expenses include maintenance, including upkeep of Equestrian Center (EC).

**Old Business**

**Schedule of 2017 HOA activities:**

**Road Cleanup Day** – second Saturday of May (May 6, 2017). Chip Scudder will lead the group; meet at 9:30 AM at Equestrian Center. Lunch at Crossroads included, courtesy of your HOA

**Fishing Derby** – first Saturday of June (June 3, 2017), 9 AM – noon. Bob Banks will be in charge. The Water Board maintains the dam; HOA will provide baits, tackle, food, prizes; no fishing license needed. For residents of Units 2, 3, and 4 only.

**Summer Newsletter**

**Summer General Membership Meeting and Picnic** – tentatively scheduled for August 5

**Juniper Chipping Day** – information on dates will be forthcoming, check newsletter and website

**Garage Sale in August** – Bob and Cathy Banks will host again (August 18 – 19)

**Road Cleanup Day Redux** – second Saturday of September (September 9, 2017). Because of the popularity of this event, a second date has been added, lunch included.

**ACC update** – The Architectural Control Committee makes sure requests comply with covenants of Units 2,4 (Park County) and Unit 3 (Jeffco – classified suburban rural). Contact Bob Banks (or other members listed on website) with any questions.

**Firewise update** – Woodside Park HOA has been renewed as a Firewise Community for 2017. Residents have turned in a total of 546 work hours. Park County has a new slash site in Bailey (near the Crow Hill Café), \$15 per load (see website [www.baileylashsite.com](http://www.baileylashsite.com)) for information. Information for Jeffco slash sites is available at [www.jeffco.us/slash](http://www.jeffco.us/slash). Green reflective address signs continue to sell well (\$10, contact Kathy Lower); raffle held for one green sign. Homeowners are reminded of tax deduction available on Colorado tax return and to check with their homeowners' insurance company to see if they qualify for any discount for being part of a Firewise Community.

**Equestrian Center update** – thanks to Sharon and Ken Evridge and Cheryl Fox (pulling up sod), Dave Caballero (mowing), and Mary Schoen (dragging arena) for work on the EC this year. Other

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improvements include electrical upgrade, panels added to round pen, stalls in good condition, replacement of signage and picnic tabletop, and year-round rental of stalls. Dave C mentioned that he spoke with a Park County detective who was monitoring the EC for “illegal activity,” but there is no evidence any exists.

**Trails** – Thanks to David Rowe and Bob Banks for getting clarification from State Farm regarding insurance status of the trails. The trails fall under liability insurance for walking and horse-riding only (no bicycle riding allowed on trails). If a homeowner has an unsafe situation (i.e. fences, etc.) on easement, then the homeowner is responsible. The utility company does not need a permit to work on easement. Work is currently underway for trail markers on trails.

### **New Business**

**Speaker** – Dick Elsner, Park County Commissioner, District 2, discussed issues and challenges in the area. He lives in Woodside Park, Unit 1. Contact information includes phone: 719-836-4209; cell: 719-839-0466; fax: 719-836-3273; email: [delsner@parkco.us](mailto:delsner@parkco.us); address: PO Box 200, Fairplay, CO 80440; website: [www.parkco.us](http://www.parkco.us). Topics included:

- Road & Bridge currently working in Guffey; culverts are an issue; Highway 68 out of Bailey is main focus, including Harris Park; there is a new R&B director; R&B uses highway taxes, not taxpayer; Park County has 1700 miles of roadway and a \$4 million budget
- Jeffco has exchange agreement with Park County
- Commissioners working on finding a location for a shooting range on forest land so there would be decreased shooting in subdivisions
- Marijuana has a 5% excise tax on grow facilities to county

**Marijuana cultivation facility** – An application for this facility is being reviewed by the County Commissioners. A survey was sent out to Woodside residents for feedback; concerns include impact on traffic, fugitive odor, light pollution, increased demand on water and electricity resources.

**Open Forum** – homeowner asked about a vacant lot that has not been mitigated. Neither HOA nor county can do anything, though “nuisance” covenant may work in civil court. Park County is not a “home rule” county. Advice is to get permission to mitigate.

Ken Van Tuyl suggested asking John Wesley Anderson to speak at Fall General Membership meeting regarding culturally modified trees in the area.

### **Topics Tabled (lack of time to discuss)**

- **high fire danger this spring, summer and fall**
- **effect of Gallagher amendment on fire districts**
- **illegal marijuana operations in residential**
- **Fire Safe Council report on conference**

**Adjournment** – Bob Banks moved that the meeting adjourn. Sharon Haiduk **seconded**. **MOTION** to adjourn **approved** unanimously at 12:00 PM.

*/s/ Lorna Serber*  
Secretary