

## **Annual Meeting – MEETING MINUTES**

March 11, 2026

**Elk Creek Fire Department – Richmond Hill Station  
11993 Blackfoot Road, Conifer**

**1. Meeting called to Order by President Steve Flynn at 6:35 PM**

**2. Roll Call and Verification of Quorum - HOA Members in attendance in person or by proxy:**

- Bagwell/Olson (Lot 128) – By Proxy
- Beckhorn, Pam (Lot 138)
- Brown, Rick (Lot 124)
- Flynn, Steve and Nancy (Lots 125, 126)
- Grafe (Lots 114, 115, 116) By Proxy
- Hodges, Dick (Lot 123)
- Livingston, Beverly and Jim (Lot 127)
- Magness Land Holdings (Lots 129, 134) By Proxy
- Morahan, Dan and Mary (Lot 121)
- O'Rourke, Jane (Lot 143)
- Payne, Tom and Kim (lot 131)
- Pucherelli, Mike and Debbie (Lots 141, 142)
- Reinoehl, Troy and Lara (Lot 118)
- Sapp, Patsy (Lot 117)
- Smith/O'Day (Lot 113) By Proxy
- Wiens (Lot 132) By Proxy
- Windemuller, Doug (Lot 133)
- Yarnold, Jim /Doyle, Julie (Lot 122)

**3. Inspection and Verification of Proxies (Morahan) Proxies identified above**

**4. Report of Officers:**

a. President (Flynn)

- i. Highline vs. Starlink. Starlink rates can be reduced to \$50/month and still maintain acceptable service for home use. Most homeowners who are already using Starlink will remain with Starlink.
- ii. Highline damaged the Mt. Evans Blvd. Unit 5 CPU (Community Postal Unit) on installation of fiber optic cable. A request to Highline to repair the CPU was denied. Steve Flynn will lead an effort to repair the CPU.
- iii. Please – everyone – get involved in our HOA. We need you. We are thrilled to have 72% of our HOA members (lots) represented at tonight's meeting either in person or by proxy. Thanks to all of you.

b. Vice President (Livingston) – Nothing to report

c. Secretary (Morahan)

- i. A special thanks to Steve Flynn and Julie Doyle for their service on the HOA Board.

- ii. If ever in Bailey, a great place to stop is McGraw Park (the Park is just behind the Casa Sanchez Restaurant in Bailey). Our HOA and the Park County Commissioners erected a stone bench to the memory of Jim Sapp in the Park near the river. It's a wonderful place for some meditation as well as a source of NE Park County history.
- iii. Plat Maps of Units 5 & 6 may be borrowed from Mary Morahan. Copies may also be purchased at the Park County Clerk's Office in Fairplay.

d. Treasurer (Lara Reinoehl)

- i. The Treasurer's report is attached to the end of these minutes. All Treasurer documents are available for review upon request.

**5. Committee Reports:**

a. Architectural Control Committee (ACC) (Beverly Livingston). The following requests for approval from the ACC were received since our last HOA Annual Meeting:

- i. Brock Family – Pole barn – approved
- ii. Grafe Family – Expanded garage – approved
- iii. Nickum Family – New home plans – approved
- iv. Reinoehl Family – New siding (fire resistant) and windows – approved
- v. Pucherelli Family – New storage shed – approved
- vi. Payne Family - New siding (fire resistant) and front door – approved
- vii. Olson/Bagwell Family – Garage complete with exception of retaining wall stain (waiting on weather)

viii. Livingston emphasized the importance of getting HOA ACC approval for projects identified in our CCRs.

b. Webmaster (Jim Yarnold)

- i. Jim demonstrated changes to the Website. If you've not visited the HOA Website, please do - [www.mywoodside.com](http://www.mywoodside.com) It's a wonderful resource for our community.
- ii. Jim can provide copies of the Team Meeting with Dan West of the Colorado State Forest Service (at Colorado State University) to members who would like to review the meeting. All attendees of the meeting on January 30, 2026 agreed on the value of the information received and the knowledge of Dr. Dan West, Ph.D.
- iii. Jim also recommends use of the BCC field when sending mass emails (vs. the TO or CC fields). This helps to protect HOA members from Phishing Scams.
- iv. Jim also recommends that the HOA pay a small fee to GoDaddy (website host) to provide secure email addresses to the Board and other members who wish to use them. This, too, is a security measure. The Board will discuss at its next meeting.

c. Water Board (Jim Livingston)

- i. Jim provided a brief background on the Water Board/Water Rights of our community for newcomers.
- ii. Volunteers for the Water Board Needed! See Jim if you'd like to volunteer. It was suggested that Jim contact members of HOA Units 2-4 to share the urgent need for Water Board volunteers. Jim will handle.
- iii. The Water Board supports all of Woodside (Units 1-6), not just our HOA. Our Water Rights are linked to our HOAs.
- iv. The Water Board maintains two dams for fire support. These dams are at the intersection of Nova Road and Mt. Evans Blvd.

- v. We are in a drought. Jim led a discussion about water use. We are in our worst drought since the early 1970s. Please consider water conservation means.

## **6. Appointment of ballot inspectors for election to Board of Directors (N. Flynn)**

## **7. Nomination/Seconds of Members to Board of Directors (J. Doyle)**

- a. Two-Year Terms expiring: Pam Beckhorn (agreed to continue to serve), Julie Doyle (wishes to retire from the Board), Mary Morahan (agreed to continue to serve), Lara Reinoehl (agreed to continue to serve)
- b. Nominations for One-Year Term of retiring Member, Steve Flynn
- c. Board Nominations included:
  - i. Pam Beckhorn
  - ii. Mary Morahan
  - iii. Tom Payne
  - iv. Lara Reinoehl
  - v. Jim Yarnold

## **8. Nominating Speeches by Members (or their proxies) seeking to join the WPHOA – Units 5 & 6 Board of Directors (Nominating speeches not presented)**

No nominating speeches were made (five volunteers for five open positions)

## **9. Election of Members to the Board of Directors and Election Results (Nancy Flynn)**

Since only five nominees for five open Board positions were made, the five volunteers named above were approved by acclamation.

## **10. Unfinished Business (S. Flynn)**

- a. No Unfinished Business

## **11. New Business (Flynn)**

- a. Call for volunteers for ACC Mary Morahan issued a call for ACC Volunteers to serve until the next annual meeting. Volunteers must self-nominate by **March 31, 2026**. Those already serving on the ACC must re-nominate themselves. Members of the Board of Directors may not also serve on the ACC.
- b. Update on Pine Beetle and Spruce Budworm issues (S. Flynn/T. Reinoehl). Members with questions about the efficacy, purchase and use of pheromone packets should contact Flynn or Reinoehl. Though insecticide sprays are effective. Colorado State Forestry services suggested that sprays can negatively impact our well water, our pets and wildlife, especially if not appropriately diluted and applied.
- c. Notice of Future HOA Meetings including Annual Meeting (M. Morahan and Yarnold). The cost of mailing Annual Meeting notices by Certified Mail has become high (more than \$100 for this meeting). There is nothing in our CCRs, By-Laws or in the Colorado Common Interest Ownership Act that requires delivery by certified mail. Morahan asked for a

motion to allow any or all of the following notification means beginning immediately. A motion was made and seconded. All approved.

- i. U.S. Mail vs. Certified Return Receipt
  - ii. Website
  - iii. Email or other electronic means
- d. Dick Hodges recommends that representatives from the HOA visit Park County to press for an Emergency Action Plan that addresses Units 5 and 6. There is concern about egress on Meadow Drive in the event of a fire or other emergency that has not been addressed by Park County. One only needs to review the video of the Paradise Fire (California) to see the importance of egress. People died! Steve Flynn volunteered to visit Park County with Dick Hodges.
- e. Steve Flynn thanked all who attended tonight's meeting and who participated in the discussions. He also thanked the HOA for their support of him in his role on the Board.
- f. New Board to stay after meeting for short discussion and appointment of officers; Membership welcome to join. The Board made the following decisions:
- i. Jim Yarnold will fill the remaining one-year term of Steve Flynn's Board Membership.
  - ii. The Board approved the following positions:  
President – Jim Yarnold  
Vice President – Jim Livingston  
Treasurer – Lara Reinoehl  
Secretary – Mary Morahan  
Members at Large: Pam Beckhorn, Tom Payne, Doug Windemuller

**12. Adjourn. The meeting was adjourned at 7:20 PM.**

Woodside Park 5 & 6 Homeowners Association  
 Statement of Revenue, Expenses and Changes in Fund Balance  
 For the 12 Months Ended December 31, 2025

	Operating Fund
REVENUES	
Member Assessments	3,200
Other Income	200
Bank Interest	6.12
TOTAL REVENUES	<u>3,406.12</u>
EXPENSES	
Operating Expenses:	
Directors & Officer's Insurance	1,472
Legal Fees	1,264.13
Park County Recording Fees	0
Repairs to fence	99.62
Secretary of State Filing Fee	25
Total Operating Expenses	<u>2,860.75</u>
Homeowner Expenses:	
Website	239.06
Total Homeowner Expenses	<u>239.06</u>
General Administration:	
Bank Charges	0
Office Supplies	102.42
PO Box Rental	72
Total General Administration	<u>174.42</u>
TOTAL EXPENSES	<u>3,274.23</u>
Excess (Deficiency) of Revenue Over (Under) Expenses	131.89
BEGINNING FUND BALANCE	<u>13,557.06</u>
ENDING FUND BALANCE	<u>13,688.95</u>