

Woodside Park Homeowners Association - Units 5 & 6

A non-profit Colorado Corporation

Annual Meeting Minutes

March 30, 2023 6:30 PM

Platte Canyon Fire – Crow Hill Station

153 Dellwood Drive, Bailey

1. Call to Order

The Annual Meeting and required election of Board of Directors was noticed 21 days prior to the meeting via email and Association Newsletter. Notice via USPS followed 18 days before meeting. The meeting was called to order at approximately 6:35 PM by Steve Flynn, President.

Flynn welcomed the Membership and gave special thanks to the Board of Directors for 2022-23 accomplishments:

- CCRs were updated and recorded with Park County
- By-Laws currently being updated
- Call for ACC Membership was successful; four new members were added. An Orientation meeting held March 9 (see ACC Chair report below)

2. Roll Call and Verification of Quorum

Mary Morahan reported that a quorum of members was present (at least one-third of voting members were represented). Twenty-one lots were represented either in person or by proxy. These included:

- | | | |
|------------------|-----------------------|----------------------------|
| • Bagwell/Olson | • Morahan | • Schutes (Proxy) |
| • Beckhorn | • O'Rourke | • Steinmetz/Bennet (Proxy) |
| • Beier | • Pucherelli (2 lots) | • Weins (Proxy) |
| • Boyle/Lewis | • Reinoehl | • Windemuller |
| • Flynn (2 lots) | • Reynolds (Proxy) | • Yarnold/Doyle |
| • Hodges | • Sapp | |
| • Livingston | • Scharrel (Proxy) | |

3. Inspection and Verification of Proxies

Mary Morahan reported that five lots were represented by proxy (see above).

4. Report of Officers:

- President (Flynn)
Flynn commented on excellent Membership participation for 2022-23 events/meetings
- Vice President (Bill Boyle)
No additional comments
- Secretary (Morahan)
No additional Comments
- Treasurer (Dick Hodges)
Hodges presented the Treasurer's report for calendar year 2022 and period ending

March 30, 2023. A summary follows:

Current Balance	\$11,498.31
Total Deposits since last report.....	\$1,538.59
Total Withdrawals since last report.....	\$556.26

- Webmaster/Newsletter (Jim Sapp)
Sapp described the WPHOA Units 5 & 6 website (mywoodside.com). Also requested that any member with ideas for newsletter or website should send the ideas to Jim.

5. Committee Reports:

- Architectural Control Committee (ACC) (Beverly Livingston)

Livingston reported on introductory meeting of new ACC members was held March 9, 2023. Homeowners who now join Beverly on the ACC are Jimmie Bagwell-Olson, Aaron Beier, Julie Doyle, Dan Morahan, and Mike Pucherelli. Beverly was selected ACC Chair and Jimmie Bagwell-Olson will serve as ACC Secretary.

At the March 9 meeting, the Board of Directors described the expectations and responsibilities of the ACC.

The ACC was provided copies of Woodside Park HOA Units 5 & 6: Codes, Covenants and Restrictions (CCRs); proposed By-Laws; and Architectural Standards and Construction Regulations. Additionally, the ACC was provided copies of the Colorado Common Interest Ownership Act (CCIOA) and a law summary regarding the application of the CCIOA.

The ACC reviewed the proposed By-Laws as they apply to the ACC. Changes were recommended and the By-Laws submitted to the Board of Directors for Approval.

Livingston also reported that the home of Mike and Cindy Reynolds in Unit 6 is for sale. The Realtor, Josh Fredrick of Khaya Real Estate has requested HOA information for Units 5 & 6, including CCRs and By-Laws.

ACC has received the following requests for ACC Approval:

- i. New 3-car garage construction at the home of Lisa and Jimmie Olson (105 Vista Lane). Request approved.
 - ii. Landscaping project at the home of Dan and Mary Morahan (690 Meadow Drive). Request approved.
- Water Board (Jim Livingston)

100% of Lot owners in Units 5 & 6 submitted their Annual Water Survey

Woodside Park Units 1-6 are represented on the Water Board. These include representation from Unit 1, Bob Banks for Units 2-4, Board Treasurer Briggs Cunningham (Units 5-6), and Board Chair Jim Livingston (Units 5-6).

Income/Expenditures: Approximately \$5000 is received annually from lot owners and last year's expenditures were approximately \$2400. The current bank balance is approximately \$64,000.

Livingston stated that he reports Water Survey status to the State of Colorado each April and October. WP HOA (Units 1-6) are allowed 22.96 acre feet of water annually; current usage averages 12-13 acre feet.

The Water Board carries professional liability insurance for the five Water Board officers.

Jones Creek which supplies part of the water for the Woodside Holding Ponds is dry and the water volume in the two ponds owned by WP HOA is low.

6. Appointment of inspectors for canvass of ballots for Board of Directors (Flynn)

- Pam Beckhorn, Jane O'Rourke and Nancy Flynn volunteered to inspect and canvass the ballots for the Board of Directors.

7. Nomination/Seconds of Members to Board of Directors (Dick Hodges)

- Hodges announced that the following terms were expiring: Boyle, Flynn, Windemuller
- Nominations and seconds for the following were accepted:
 - i. Bill Boyle
 - ii. Steve Flynn
 - iii. Doug Windemuller
 - iv. Jim Livingston
 - v. Sue Wiens

8. Election of Members to the Board of Directors and Election Results (Pam Beckhorn)

- Beckhorn announced that the following have been elected to the WP HOA Units 5 & 6 Board of Directors for a two-year term:
 - i. Steve Flynn
 - ii. Doug Windemuller
 - iii. Jim Livingston

9. Unfinished Business (Flynn)

- No unfinished business.

10. New Business (Flynn)

- **Call for volunteers for ACC.**

The Board of Directors will announce a call for new/additional ACC volunteers in April.

- **Thanks** was extended to all Lot Owners who attended the annual meeting either in person or by proxy. 66% of the Lot Owners were represented at the meeting.

- **Indemnification of HOA Officers.**

Hodges reported that indemnification of members of Boards and Committees by statement in CCRs and By-Laws is not legal. In order to protect the HOA, professional liability insurance similar to that used by the Water Board is recommended. The

premiums for the Water Board are approximately \$1050 per year.

The Board is soliciting quotes for premiums and will report to membership via newsletter and/or email. Quotes received to date are in the \$1200-\$1400 range per year for the entire Board.

No members expressed disagreement with purchasing professional liability insurance.

- Discussion – shall the **annual Association dues** be raised from \$50/year to cover the cost of professional liability insurance and to build a reserve for unexpected expenditures?

Several members raised issues both pro and con regarding the increase. In general, Membership supported the increase.

- Flynn will ask Elk Creek Fire if there are any **slash mulching** slots available in 2023. If not, Flynn will report on when slots will open in the future.
- Units 2-4 will hold their **Annual Garage Sale** in August. Units 5 & 6 are welcome to participate. Information will be provided via newsletter as it becomes available.
- Doug Windemuller is going to hire a **document shredding** service that will come to his home. The cost is approximately \$1000. Any homeowner who wishes to participate with Doug should contact him.

Additionally, Aaron Beier stated that Staples in Conifer will provide shredding services for \$0.99/pound. Contact Staples at <https://www.staples.com/deals/iron-mountain/BI3000149> for more information. Coupons are typically available to Staples customers to reduce the fee.

- The new Board remained after meeting for a short discussion; Membership was invited to join.

The New Board chose the following officers:

- i. President: Steve Flynn
- ii. Vice President: Jim Livingston
- iii. Secretary: Mary Morahan
- iv. Treasurer: Dick Hodges
- v. Webmaster/Newsletter Editor: Jim Sapp

11. Flynn adjourned the Annual Meeting at 8:35 PM.