

Woodside Park Homeowners Association - Units 5 & 6

A non-profit Colorado Corporation

Special Board of Directors Meeting

Meeting Minutes

July 13, 2024 8:00 AM

74 Vista Lane, Pine, CO 80470

Agenda and Actions:

- **Introductions and Welcome (Flynn)**

Meeting called to order at 8:09 AM

Attendees: Flynn (S), Beckhorn, Doyle, Livingston, Morahan, Reinoehl, Windemuller.

Guests: Flynn (N)

Thanks to Lara Reinoehl for making updates to Banking Documents.

Thanks to Jimmie Bagwell-Olson for assisting the Board with notarization requirements.

Consolidated CCRs (including the Fifth Amendment) recorded with Park County Clerk and Recorder. CCRs will be posted on Website.

- **Director Liability Insurance (Flynn)**

Board agrees to review current Director and Officer Liability Insurance provider prior to next annual premium payment to determine if a less expensive option is available.

** Morahan to notify current insurance agent of new Board of Directors.

** Morahan to send copy of current insurance policy to Board Members.

- **Beetle-kill trees (Flynn)**

There are indications that some lots within our HOA may be infected with Pine Beetle, Budworm and/or Mistletoe in both felled and standing trees.

Recommended tree service companies include Fisher Tree Care (recommended by Beckhorn).

** Flynn to arrange for meeting with Forest Service about options for identifying and mitigating damage done by these trees.

** Flynn to get three (if possible) estimates to mitigate damage.

** Flynn to write draft notification letter to affected lot owners pursuant to Article II, Section 7 (Diseased Trees) in our CCRs.

** Morahan to speak to Jim Yarnold (webmaster) to see if Woodside HOA (Units 5&6) maps are available on the website.

** Windemuller to ask Ranch staff if they intend to spray for tree pests in the near future.

- **Approval of ACC members (Morahan)**

The following homeowners volunteered to serve on the ACC (all six volunteers were approved by the Board):

- Bev Livingston (to continue as ACC Chairperson)
- Jimmie Bagwell Olson (to continue as ACC Secretary)
- Nancy Flynn
- Dan Morahan
- Jane O'Rourke
- Mike Pucherelli

** Morahan to notify ACC nominees of their appointment.

- **Other new business**

- The Steinmetz home at 162 Meadow Drive has been listed for sale.
 - ** Morahan to notify realtor of annual HOA fees (erroneously identified in the realtor's listing).
 - ** Morahan to send realtor most recent versions of CCRs, By-Laws and Architectural Control Standards.
- Potential Fire hazard.
 - ** Flynn to speak to Elk Creek Fire to verify that a fire screen has been installed on the heating system for the home adjacent to Woodside Unit 5 on Mt Evans Blvd.
- All agreed that keeping dialogue open with Woodside HOA Units 1-4 serves both HOAs well.
- Automatic/electronic payments for HOA and Water fees.
 - ** Reinoehl to check with Bank to determine if such fees can be made electronically
- Website Content – Julie asked on behalf of Jim (Yarnold) to identify content for website.
 - ** All members to identify content and send to Julie/Jim.
 - ** Morahan to identify emergency routes from Units 5&6 as well as alternatives to US 285 should evacuation/detours be necessary. These will be provided to Jim Yarnold for website
- Newsletter content:
 - ** Beckhorn to write article about purchase and installation of memorial bench in Jim Sapp's honor that was installed at McGraw Park (the bench was funded by Park County Commissioners)
 - ** President's Column
 - ** Annual Meeting Board of Director election
 - ** New ACC membership
 - ** New Website information (with thanks to Jim Y)

Meeting was adjourned at 9:20 AM.

** Identifies Action Items.