



**Woodridge Forest Community Association  
Annual Meeting Minutes  
January 27, 2026 at 7:00pm  
At the Woodridge Forest Clubhouse**

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**I. CALL TO ORDER:** The meeting was called to order at 7:00pm.

- **Introductions** -the Board and Manager introduced themselves. Kenn Munn said his farewells and thanked the community for their support while he was on the Board.
- **Certification of Quorum**
  - i. Michelle Walsh, Association Manager, represented the managing agent, Rise Association Management Group. There were 107 owners present in person or by proxy.

**II. CONSIDERATION OF PRIOR MEETING MINUTES**

- There were no 2025 annual meeting minutes provided by prior management.

**III. FINANCIAL REPORT:**

- December 2025 financials were reviewed.

**IV. MANAGEMENT REPORT & PRESIDENT'S REPORT**

**Work Orders/Proposals/Facility Updates**

- Old builder signs removed
- We are going to be getting bids for any unfinished sidewalks – we are ensuring we got all of the locations before we start the bid requests
- Clubhouse and irrigation were winterized
- Pool repair and renovation bids requested
- We will be getting landscape contract bids starting in late March
- Irrigation repair bids requested – we will award this to the cheaper of the two
- Common area fence repairs – Otero quote approved, and he will start those this week
- We assigned a new vendor to the dog waste stations and ordered the supplies to get those restocked properly
- We are working with several security vendors to assess the clubhouse maglock and access system/cameras.
- LHLC sent a bid for 8 dead trees – the MUD is reviewing as they may be responsible for a portion or all of these
- 2026 budget approved and statements mailed out
- LHLC did the common area tree trimming
- LHLC did some detail work such as moving the boulder back to its original location when it was moved
- Starting this summer, there will not be lifeguards at the pool.
- New vendor taking care of dog stations
- Board is hosting regular golf tournaments to raise funds to build a putting green
- Residents also provided mixed feedback on expanding the pool. A resident survey would be sent out.
- Going forward the Board would like all contracts to be for one year with an option for a 30 day termination if needed.
- Entrance beautification costs and options for the area closest to 59
- The Board will be approving an ACC amendment at their next Board meeting regarding the number of trees required in the yard.

**V. ELECTION OF ONE BOARD MEMBER**

- Introduction of Candidates – There was one nominee, Steve Donovan
- Announcement of Election Results –Steve was elected for a 3 yr term.
- The Board determined their roles:



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- i. Jim Hammock – President
- ii. Ryan Wheeler – VP
- iii. Mary Shriver – Treasurer
- iv. Connie Hernandez – Director
- v. Steve Donovan - Secretary

**VI. HOMEOWNER FORUM** – The Board and Management responded to questions on the following topics:

- Water issues/MUD
- Jose gave the security updates – the report would be added to the resident portal
- Delinquency rate is the main reason for increased assessments – Board and Rise will be paying close attention to this for collections
- Fence painting
- Tree stake removal
- Dangerous intersections – please continue to report to the county Commissioner to get a traffic light installed
- Resident requested a bridge be added at the end of Lily Valley, but this is MUD property
- Steel company behind community, noise issues
- Townhomes – parking lot restriping
- Options to merge townhomes with the master association – legal review required

**VII. ADJOURNMENT:** 8:05pm

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Authorized Signer

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Date