

WOODS MANOR HOMEOWNERS ANNUAL MEETING MINTUES

Woods Manor Clubhouse

July 8,2023 at 1:00 p.m.

In attendance: Kathleen Childs, Beth Eisenman, Paul Goodwin and Rhonda Goodwin, Russell Grimm and Deb Grimm, Sandra Hahn, Ann Logan, Mark Wheeler, David Rogers and Melinda Rogers, Louis Roselle, Charles Sebald, April Smith, Rich Curry and Nicole Curry

Proxies received: David Ryan, Adam Reese and MaryBeth Reese, Stu Van Anderson

Call to order: At 1:17 pm

Introductions: Owners in attendance introduced themselves

Approval of agenda: Approval was unanimous.

Establish quorum: Taylor Edmonds reported presence of 12 owners plus 3 proxies which established >25% quorum.

Maintenance report: Chuck introduced Eduardo de Dios, our new onsite property manager. Phone 970-312-6815; email is Eduardo@hmpropertymagmt.com; Wilderndest phone is 720-513-5655. Eduardo reviewed his scope of responsibilities and action list for the near future. He noted that security cameras exist for hot tub and building entrances from which footage can be monitored. Also noted was hot tub repair work to be done in the coming week.

Approval of 2022 minutes: Approved unanimously as submitted.

Financial report

Capital budget plan: Chuck described the backlog of gas bills for units that had been time shares and new ownership was not recorded by Xcel. The HOA covered the time share bills during transition to whole ownership. The capital budget includes plans for windowsill touchup and tree removal. There is money allocated for the game room and hot tub, for which repairs are scheduled. Roof and gutter work have been underway in Bldg A and will be inspected by Turner Morris.

2023 Budget ratification: Owners unanimously voted to ratify the 2023 budget.

Board member election: Ryan Dunn and Kathy Childs have agreed to be candidates for the Woods Manor Board. Ryan submitted a written bio sketch and Kathy Childs spoke about her qualifications and availability. Kathy and Ryan were elected by acclamation.

Proposed owner committees: Deb Grimm reported on her efforts to collect bids for the window sill repair work. In addition, she is seeking bids for washing window exteriors in our buildings. Cost and procurement of exterior cleaning will be covered by the HOA. Interior cleaning is entirely the responsibility of each owner.

Landscaping: Efforts are underway to improve the landscaping in front of our buildings. Some mowing is being done as are efforts to eliminate grass and clover. Areas of edged flower plantings are planned along with ground cover. Building B will be the focus this year. Deb and Russ Grimm have invested many hours in this project. The expertise of Kathy Childs and Rhonda Goodwin will be sought as well.

Development of an outdoor gathering area: The area between the pathway and Bldg B has been identified as an area to develop for outdoor gatherings. The purchase of Adirondack chairs and tables is planned.

Game room and meeting room improvements: Deb further reported on plans to update the meeting room with tables and chairs no longer needed by Maggiano's. Russ Grimm has our gratitude for this windfall through his connection to Maggiano's. Ryan and Dawn Dunn are taking the lead on game room equipment and improvements. Fitness equipment is not planned due to the liability it brings with it.

Fire mitigation and tree removal: A fire department inspection yielded recommendations for fire mitigation via tree removal within 6' of our buildings. Having sought the assessment and advisement obligates us to comply, thus a number of trees will be removed this year.

Unit to Unit damage management: Refreshed legal opinions were sought by our board from two attorneys regarding responsibility when a problem in a unit results in damage to the unit below. In short, if failure in one unit results in damage to a second, the source of damage is responsible for both unit repairs. Owner responsibility is maintained until the second unit is in good working condition. Our declaration specifies that owner responsibility includes utility lines within the unit. Recommended were leak sensors and shutoff mechanisms. It was also suggested that the board explore getting an endorsement to insurance to pay HOA deductibles.

Short term rental update: Louis Roselle reported that the city council is not open to changes in the new ordinance. Our property was not included in zones eligible for early licensing. He noted that it is currently possible to rent in our zone for more than 30 days.

2024 Annual meeting date: Designated date is July 13, 2024.

Adjournment: Meeting was adjourned at 3:40 pm.