



Woodridge Townhomes Homeowners' Association

A Board meeting of the Board of Directors of the Woodridge Townhomes Homeowners Association was held on September 7th, 2023, at 4 PM at the Property Professionals Annex office located at 111 East 3rd Street in Rifle.

Present from the Board of Directors: Kim Douglass (President), VACANT (Vice President/Treasurer), and Val Eagle (Secretary) and Andy Hawes (Board member).

Present from Property Professionals Association Manager: Laura Brown

Homeowners present: None

Call to Order:

The meeting was called to order at 4:09 pm by Kim Douglass.

Quorum:

With 3/4 board members present, a quorum was established.

Approval Action Items:

- A motion was made by Kim Douglass to approve the prior Board meeting minutes held on 10/20/22 as written. Seconded by Val Eagle. Unanimously passed.

Management Update

- Management presented members with a contract for 2024. With a change in Board members expected by the end of the meeting, the Board would like to postpone a decision on the management contract until the next meeting.
- Management presented the Board of Directors with 10 updated policies as required by the State of Colorado. A motion was made by Val Eagle to approve the policies as written. Seconded by Kim Douglass. Unanimously passed.
- Exterior siding issues were noted by management during the last several inspections and will need to be addressed.
- Gutter cleaning and repair is needed.
- Chimney cleaning and inspections were completed in 2019 and the Chimney Doctor recommended that all chimney and stove units are deemed unsafe and notices to owners were provided, along with copies of the inspection reports.
- The parking lot is in need of immediate repairs. Management provided owners with an estimate from FPI from 2021 for \$41,515.18.

Financial Review

- Management provided Board members and owners present with YTD financials, including a balance sheet, income statement, and a budget comparison.



- Management presented the Board with two proposed budgets for 2024. The Board would like additional time to review the budgets and a follow-up meeting is scheduled for 10/19.

Board of Directors Update

- With one current vacancy, and one position expected to be vacant following the sale of Val Eagle's unit (scheduled for 9/22), two candidates were introduced. Lacey Flournoy and David Hood expressed interest in being on the Board.
 - Val Eagle made a motion to appoint David Hood to the vacant position on the Board of Directors. Seconded by Kim Douglass. Unanimously passed.
 - Kim Douglass made a motion to appoint Lacey to the position expected to be vacant with Val Eagle's resignation. Seconded by Val Eagle. Unanimously passed.

New Business

Adjournment

There being no further business to come before this meeting, it was motioned by Kim Douglass to adjourn at 5:10 PM. Andy Hawes seconded the motion. Adjourned.

Respectfully Submitted,

Laura K. Brown, Association Manager
Property Professionals