

Meeting Minutes For:
Quarter 3 2024 Woodland Ponds Board Meeting

Meeting Details: Location: Nelson Residence, 63342 Lavender Circle

Meeting Facilitator: Lee Nelson
Secretary: Jamie Pike
Date: September 18, 2024 6:30 PM (Meeting started at 6:35)

Attendees:
Lee Nelson
Terri Stradley
Jamie Pike

Absent board Members:
Bill Welfelt
Tina Suppes

Homeowners: None

Meeting called to order at 6:35 PM by President Lee Nelson. Lee read the minutes from Board Meeting on 6/12/2024.

New Business:

#1 Reserve Study

6:40 PM Terri is still working on the reserve study and cleaning up the old file cabinet. Once the file cabinet is cleaned up, the board will scan the documents and upload to the GDrive

#2 Amendment #4 Revision

6:45 PM Jamie will work on typo on Amendment #4, Once typo is fixed, the board will start putting a cover letter together, with plans on putting Amendment #4 back in front of the HOA first part of 2025. Lee motions to approve, Terri second, all in favor.

#3 Budget

7:00 PM Terri provided a summary of expenses from May 2024 to current.

#4 Crime and Security

7:05 PM Woodland Ponds already has a no outlet sign. We are asking all HOA members to be aware, and report anything that doesn't feel right

#5 Weeds in Yards/Gravel

7:10 PM Woodland Ponds HOA members need to make sure we are keeping up with our yards and gravel. There have been a few complaints this year. Board will send out a reminder to residents next Spring.

#6 Pond Management

7:20 PM CSU Extension representative will come out on October 8 to see how to deal with the algae in the ponds. Lee motions for CSU cost to be paid out of 2024 budget, Terri second, all in favor.

#7 Ditch Company

7:25 PM Board is currently filling out the agreement form to join. Lee will submit to Ditch Co.

#8 Volunteers Needed

7:27 PM Have to come up with a way to get more HOA members to volunteer for clean up days. The board is getting estimates for a Maintenance Company to come take care of maintenance of common areas.

#9 Raising Dues

7:30 PM The board needs to look at raising dues, due to increase cost, needing to hire someone to manage common areas due to not enough volunteers on clean up days. If there is a raise it will be \$25 per house. The board will talk more on this subject before dues are due.

7:35 PM Lee motion to adjourn meeting, Terri second

ADJOURNMENT:

The meeting ended at 7:35 PM

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The meeting ended at 7:35 PM

Minutes submitted by: Jamie Pike_____

Approved by: Lee Nelson_____