

Woodridge Community Association Board of Directors Meeting  
October 20, 2022 General Session Draft Meeting Minutes

**CALL TO ORDER:**

The General Session Meeting of Woodridge Community Association was held on October 20, 2022, via Zoom. The meeting was called to order by Board President Mary Jo Ammon at 6:30 PM.

**DIRECTORS PRESENT:** Mary Jo Ammon - President  
Felicia Rue - Treasurer  
Joseph Nakos – Vice President  
Bob Gray – Member at Large

**DIRECTORS ABSENT:** Bill Giragos – Secretary

**PROPERTY MANAGEMENT PROFESSIONALS’ REPRESENTATIVES:** Julie Phan, Community Asset Manager

**HOMEOWNERS PRESENT:** There were 3 owners noted to be present on the Zoom call.

**GUESTS PRESENT:** Doug Huemme, Allied Universal

**SECRETARY’S REPORT:**

Meeting Minutes: A motion was made by Mary Jo Ammon and seconded by Joseph Nakos to approve the draft meeting minutes with minor changes. Motion carried. (M/S/C 4-0).

**MANAGEMENT REPORT:** The Board of Directors reviewed the Action Item Tracker presented by PMP Management and the Board announced that a new collection policy was approved in Executive Session to be mailed out to membership for 28-day comment period.

**TREASURER’S REPORT:**

Felicia Rue gave the Treasurer’s report and provided the water usage report.

Financial Statements: Felice Rue provided the financials update. A motion was made by Joseph Nakos and seconded by Mary Jo Ammon to approve the September 2022 financials as presented. Motion carried. (M/S/C 4-0).

2023-2024 Draft Budget: Felicia Rue confirmed the same numbers presented in previous meeting are the approved budget numbers. PMP to finalize the budget for mailing. A motion was made by Joseph Nakos and seconded by Mary Jo Ammon to approve the budget as presented with assessments remaining at \$302. Motion carried. (M/S/C 4-0).

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**Draft Reserve Study:** The Board reviewed the draft reserve study as presented by Association Reserves. The Board discussed the remaining useful life for the following components: asphalt, party wall fence, wood concrete, gate operating, entry gate repaint. A motion was made by Joseph Nakos and seconded by Mary Jo Ammon to approve the draft reserve study from Association Reserves. Motion carried. (M/S/C 3-0).

**DELINQUENCY:**

No action in General Session.

**SECURITY:**

Doug Huemme, Allied Universal was in attendance to provide the community an update. There were no questions from the community at this time. Doug has advised that the ants situation has improved, there will be a new supervisor

**RULES & REGULATIONS COMMITTEE:**

There was no update currently.

**LANDSCAPE:**

- Bob Gray provided a Landscape Committee Update advising that the committee is meeting with Showscapes weekly.
- Holiday Lights: A motion was made by Bob Gray and seconded by Felice Rue to approve the proposal for the holiday lights installation in the approximate amount of \$2,500. The lights will be installed by next week, but not turned on until Thanksgiving weekend, as the vendor is giving a discount if installed earlier. Motion carried. (M/S/C 4-0).
- Tree Trimming: Bob Gray advised the next tree trimming is scheduled for December 10, 2022 on Heavenly Ridge.

**ARCHITECTURAL REPORT:**

Mary Jo Ammon provided the architectural committee update.

**NEWSLETTER COMMITTEE:** Jeff Briggs provided an update on newsletters. Items addressed in newsletter:

- Water irrigation/water savings
- Tree trimming
- Barrier arms damage

**UNFINISHED AND NEW BUSINESS:**

- Progress with Community Beautification: Pending
- Sidewalk Repairs with Hardrock FX: Tentative start date of November 7<sup>th</sup>

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- Holiday Gathering: The Board would like to add this topic to the November agenda to set a daytime for a holiday gathering with Board, Community and PMP Management in December.
- In-Person Board Meetings: Effective January 2023

**HOMEOWNER’S FORUM:**

- The homeowners present were afforded the opportunity to address the Board on any topics of concern. Items discussed are:
- Extending gates to avoid people from walking around the gates to enter community
- In-person meetings should have a Zoom option for those not comfortable meeting in person
- Leaving holiday lights on year-round to light up entrance to community

**ADJOURNMENT AND ANNOUNCEMENT OF THE NEXT BOARD MEETING:**

There being no further business before the Board of Directors, the General Session Meeting was adjourned at 7:29 PM, the next General Session Meeting is scheduled for November 17, 2022.

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Date

