

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WOODBOURNE HOMEOWNERS ASSOCIATION (THE "HOA")
HELD
OCTOBER 12, 2022

A regular meeting of the Board of Directors of the Woodbourne Homeowners Association (referred to hereafter as the "Board") was convened on October 12, 2022, at 7:00 p.m. at the Woodbourne Homeowners clubhouse. The meeting was open to the public.

ATTENDANCE:

Directors In Attendance Were:

Jeff Hoffman, President
Errin Elizondo, Vice President
Darrel Loyd, Secretary

Director Badger and Director Archuleta were absent and excused.

Also, In Attendance Were:

Celeste Terrell; CliftonLarsonAllen LLP (CLA)
Several owners were also present.

CALL TO ORDER:

Director Hoffman called the meeting to order at 7:00 p.m.

**PUBLIC
COMMENT:**

Owner Nate Buford expressed his concerns regarding the 2022 pool management company and verification of residency for pool access.

**COMMITTEE
REPORTS:**

Landscaping: Director Elizondo noted that topsoil was added around the pool area and irrigation will be winterized soon.

Pool/Clubhouse: The Board discussed the pool management proposals that were received. Ms. Terrell noted she is working on soliciting a third. Director Elizondo noted he will follow up with Front Range Recreation. Ms. Terrell noted that the resurface project demolition will start this fall with the replastering to take place in April, weather permitting.

Design Review Committee – 4 requests since the September 14th meeting:

Ms. Terrell noted that CLA has a meeting with CINC on Friday to discuss the email notification issues.

Covenant Enforcement: Ms. Ellis was not present, and no report was given.

Social Events: This item will be discussed later in the meeting.

Newsletter Items: There was discussion around the Woodbourne Wave 2023 proposed plan.

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ADMINISTRATIVE MATTERS:

September 14, 2022 Board Meeting Minutes: Following review, upon a motion duly made by Director Hoffman, seconded by Director Elizondo and, upon vote, unanimously carried, the Board approved the September 14, 2022 Board meeting minutes, as presented.

September 28, 2022 Board Meeting Minutes: Following review, upon a motion duly made by Director Hoffman, seconded by Director Elizondo and, upon vote, unanimously carried, the Board approved the September 28, 2022 Board meeting minutes, as presented

Delinquent Accounts: Ms. Terrell reviewed with the Board and explained that the delinquency notice needed to be updated to include specific language related to the new House Bill and a new payment plan letter needed to be included. Ms. Terrell noted she worked with the HOA's attorney on a notice and that the notice and payment plan are with the CLA attorneys for review. She noted once they are approved, the notices will begin to go to delinquent owners via certified mail, regular mail, and posted on the owners doors.

August 31, 2022 Financial Statements: Ms. Terrell reviewed the financial statements with the Board. Following review and discussion, upon a motion duly made by Director Elizondo, seconded by Director Hoffman and, upon vote, unanimously carried, the Board accepted the August 31, 2022 Financial Statements, as presented.

Claims: Following review, upon a motion duly made by Director Hoffman, seconded by Director Elizondo and, upon vote, unanimously carried, the Board accepted the claims, as presented.

Other: None.

OLD BUSINESS:

Keesen Landscape Proposal for Juniper Bush Removal: This item was tabled.

Other: None.

NEW BUSINESS:

Carriages of Colorado Hayride Proposal: Following review, upon a motion duly made by Director Hoffman, seconded by Director Elizondo and, upon vote, unanimously carried, the Board approved the Carriages of Colorado Hayride Proposal, as revised to include 2 racks plus a ground's person. Director Elizondo will follow up with Carriages of Colorado.

Draft 2023 Budget: The budget was sent to the Board, and they will provided any feedback to Ms. Terrell.

Woodbourne Wave Discussion: Contact information of the new Woodbourne

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Wave representatives will be sent to the Board. It was noted that there were 63 participants in 2022, but they need to have closer to 120. They would like to open up the team to the nearby communities and to the grandchildren of the Woodbourne owners. The Board noted they would like to start with opening it up to a very small area. It was noted that the steering committee will remain Woodbourne Owners. The Wave also discussed charging an additional fee for outside participants. The Board asked the Wave to come up with an access plan and parking plan. The Board also asked that the Wave send a formal proposal regarding the 2023 plan to open to owners for comment. The wave will send the wording for the 2023 plan to the Board for the newsletter by October 19th.

Other: None.

**EXECUTIVE
SESSION:**

Executive Session: The Board entered into an Executive Session at 8:20 to discuss an owner payment issue. The board exited the Executive Session at 8:25 p.m.

ADJOURNMENT:

There being no further business to come before the Board at this time, Ms. Terrell adjourned the meeting at 8:25 p.m.

Respectfully submitted,

DocuSigned by:
By Sheryl Archuleta
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Secretary for the Meeting