

**WOODLAND PARK HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 26, 2011

5:30 P.M.

**Harmony Corporate Center
2950 E. Harmony Road
Suite 255
Fort Collins, Colorado**

BOARD MEMBERS

Chris Baker
Chris Smithhisler
David Zwisler
Bob Pawlak
Bruce Harris

MANAGEMENT

Kelly Carey

GUESTS

Call to Order

The board meeting was called to order at 5:42 p.m. A quorum was established with five Board members present.

Open Forum

No homeowners were present at the meeting.

Approval of November 17, 2010 Minutes The Board reviewed the November 17, 2010 Board of Directors Meeting.

Chris S. made a motion to approve the minutes as written. Dave seconded the motion and the motion carried.

Review of Financial Report

The Board reviewed the financials of the Association for month end March 2011. One Intent-to-Lien letter was authorized.

Committee Reports

1. Social Committee: No report, still need volunteers.
2. ARC: Four (4) houses need to be investigated for possible violations.
3. Pool: Chris knows of a possible volunteer for the pool committee. He will report back to the Board.

Old Business

1. New signors on checks will be Dave Zwisler and Chris Baker.
2. Entry signs need a paint refresh. Bids will be gathered and four new light fixtures will be installed on the entry signs.
3. Easements and HOA Ownership/Responsibility: a homeowner wants landscape easement decision on who maintains hedge on the south side of the Association.

The Board decided that they need to have a survey done to a lot that backs to Hidden Ponds Drive. Bob will talk to the homeowner about where the marker pins are on his property, then the Board will decide whether or not to have a professional survey performed. The Covenants say that the HOA must maintain landscape easements even though on homeowner property.

4. New Board members Bob Pawlak and Bruce Harris, were welcomed by appointment to the Board of Directors shortly after the 2011 Annual Meeting. The new positions will be as follows:

Board Positions & New Board Members:

Welcome Bob Pawlak & Bruce Harris

President: Chris Baker

Treasurer: Chris Smithhisler

ARC: Dave Zwisler

At-large: Bob Pawlak, term thru Ann. Mtg. 2013

At-large: Bruce Harris, term thru Ann. Mtg. 2013

New Business

1. Kelly will contact Linda Kotsides to see if she would like to plant flowers at the entry signs again this spring.
2. Pool Opening: The official Pool Opening will take place on May 21, 2011. Chris S. will send out the announcement via the website.
3. Garage Sale: June 10th, 2011 will be the Woodland Park HOA's Garage Sale. Kelly will place ads in the Coloradoan and on Craig's List. June 10th (Friday) and June 11th (Saturday) from 8:00 a.m. – 1:00 p.m. Dave will be in charge of putting up the signs.
4. A landscape walk was performed earlier in April 2011 and trees were tagged for removal and disease (the Board will make a determination to replace with new trees at a later date). The retention pond area was surveyed for readiness to mow.

Chris B. made a motion to approve removal of three trees, by Fine Tree Service, for \$1,560.00. Dave seconded the motion and the motion carried.

Chris B. made a motion to approve the first rough mow of detention pond area. Bruce seconded the motion and the motion carried.

The next Board meeting will take place in late July 2011.

Adjournment The meeting adjourned at 7:04 p.m.