

Woodbridge Townhomes HOA Annual
Meeting of the Membership Minutes
September 25, 2025

I. Call to Order

- a. Meeting was called to order at 6:04pm
- b. Toni (Dorman Property Manager) reported 18 homeowners were present in person and 9 by proxy for a total of 27. Quorum requires 22 owners by person or proxy. A quorum was established.

II. Proof of Notice of Meeting

- a. Per the By-laws, a meeting notice was sent by Dorman by mail to all homeowners.

III. Introduction

- a. President Sherry Cripps introduced the attending Board members: Brian Pring, Vice President; Bob Jones, Treasurer; Susie Nulty, Secretary. Susan Scott, At Large, was absent due to illness.

IV. Sherry presented the President's Report (attached) covering the following topics:

- Irrigation system replacement work.
- Reserve study (reviewed by Bob, Treasurer).
- HOA insurance coverage; outside lighting issues affecting units 78-84 & 87.
- Brownie's retirement & Dillon's work handling lighting along with other maintenance projects.
- Sav-A-Tree trimming and removal work was done today.
- Soon to be completed concrete replacement and caulking work on sidewalks and driveways (owners will be notified in advance);
- Dorman Real Estate Management is doing well.
- Some funds from lawsuit settlement invested through Schwab (income is subject to Federal and Colorado tax);
- Recommendation for all owners have an HO6 insurance policy with about \$50,000 coverage for wind and hail deductible per incident.

V. 2026 Budget (attached) was presented. This includes a \$20 per month increase in the dues effective January 1, 2026. This increase will allow funds to be added to the Reserves. Owners are instructed to change their dues amount on the Dorman portal in December 2025 to take effect on January 1, 2026. Contact Toni at Dorman if you need help with this task. The 2026 Budget was approved by affirmation.

VI. Approval of 2024 Annual Meeting Minutes

- a. The 2024 minutes were reviewed and Jeanine Colbern moved to approve as presented. Joe Vodvarka seconded.

Motion passed as there were no objections.

VII. Notation: the rain has helped with our water costs this year along with the new irrigation work that also saves water.

VIII. Election of officers

- a. The offices of President and Treasurer are open.
- b. Toni reported that no nominations were received by Dorman.
- c. There were no nominations from the floor.
- d. Sherry and Bob indicated they would like to continue in their roles as President and Treasurer and passed by affirmation.

IX. Homeowner Forum

Several topics were raised.

- Garbage and recycle pickup dates have changed in the past after holidays by Waste Management. Toni will arrange for Waste Management to notify Dorman of any changes to the Wednesday pickups and notify homeowners.
- The problem of speeding through our neighborhood was noted and if witnessed by owners, try and determine a unit destination and let a Board member know (vehicle description, date/time, destination) for notifications to be made. Dorman will remind owners of the 15 miles per hour limit. Owners need to inform guests.
- Several lawn areas along the golf course have had watering and mowing slightly altered due to new water irrigation work.
- Exterior lighting issue near unit #14 was noted and it may be caused by ivy blocking light sensor as lights are coming on during daylight hours. That issue will be looked into soon.

X. No further business to be conducted. Jeanine Colbern moved to adjourn the meeting and Joe Vodvarka seconded. There were no objections. Meeting adjourned at 6:47pm.

Respectfully submitted,
Susie Nulty