

Woodgate Recreational Homeowners Association Inc

Board of Directors Meeting Minutes

July 17, 2024

3:00 PM Meeting at the pool

Meeting was called to order at 3:15 p.m. by Candy Thompson. Quorum of the Board of Directors established. Minutes taken and transcribed by Virginia Johnson.

Board members present: Candy Thompson, Floyd Smith and Lonnie Tyler

Board members delayed or excused:

CPMG Staff: Virginia Johnson, Association Manager –

Contractors: None

Homeowner Forum: 1 homeowners in attendance –

Topics discussed: - Pool season, annual Meeting, pool improvements

Approval of Meeting Minutes:

- **Motion:** to approve the May 17, 2024 minutes as written was made by Floyd Smith, seconded by Lonnie Tyler and passed unanimously.

Association Manager's Report:

Virginia provided update on daily operations.

- **Motion:** to approve the 2025 – 2026 budget with no increase - increasing trash to the 89 homes to \$16.50 per month due to contractor increase and this is a pass through, was made by Floyd Smith, seconded by Lonnie Tyler and passed unanimously.
- **Motion:** to accept the bid to write the Collection Policy with changes dictated by Colorado State Law was made by Candy Thompson, seconded by Floyd Smith and passed unanimously.
- **Motion:** to answer attorney question on Flag Policy and the Water Wise Landscape Policy and approve the policy was made by Candy Thompson, seconded by Lonnie Tyler and passed unanimously.
- **Motion:** to approve the pool electronic lock to be installed after 2024 pool season was made by Lonnie Tyler, seconded by Candy Thompson and passed unanimously.
- **Discussion:** to not have gate guard on duty on weekends after current gate guard last day August 14.

Financials/Legal:

- **Motion:** To accept the May and June 2024 financials as prepared by CPMG, subject to audit, was made by Lonnie Tyler, seconded by Floyd Smith, and passed unanimously.

Attorney Status report:

- The Attorney Status Report was reviewed

Architectural: None

Action outside of a meeting:

Correspondence: None

Hearings: None

Adjournment: 4:00 p.m.

Next Meeting: August 21, 2024 – at Pool prior to Annual Meeting and Budget Presentation