

WPHOA UNITS 2, 3 & 4
GENERAL MEMBERSHIP MEETING RECAP
FOR MAY 20TH, 2009

Tonight's meeting opened at 7:00 PM with a few announcements:

First, a run/walk race is scheduled for Saturday, June 13th in support of the **Mountain Peace Shelter**. The venue is on Mr. Meyer's private ranch behind the yellow house on the east end of Aspen Park. Additional information and a registration link can be found at <http://www.theravensrun.org>.

Second, amendments to our covenants and revised architectural regulations have finally been recorded in both Park and Jefferson Counties. These amendments extended the covenants in perpetuity, banned hunting within Woodside Units 2, 3 & 4, and added a covenant provision which directs the HOA Board of Directors and the covenant created Architectural Control Committee, ACC, to work in mutually supportive roles to protect the value and desirability of the property within our development. These latest changes and additions will be added to our link on the www.mywoodside.com website within the next few days.

And third, your HOA Board has received numerous reports of individuals riding bikes on our trail system.

**UNDER NO CIRCUMSTANCES ARE BICYCLES OF ANY TYPE, PEDDLED
OR MOTORIZED, ALLOWED ON THE TRAILS!**

Per our covenants, the easements created at the time our development was platted are intended for pedestrian and equestrian use only. The primary reason for this restriction is safety. Fast moving cyclists or motorbikes do not mix well with walkers and riders. There are too many areas with restricted passage and blind spots. The potential for serious injury, or worse, is just too great.

ONGOING BUSINESS: Bret Lynch of Safari Tree Service was on hand with a few remarks regarding the Pine Beetle infestation and his company's role in our tree spraying effort. Pine beetles are in the area and, while spraying is not 100% effective, spraying does help to mitigate the magnitude of the attack on trees that are treated. He added that he also has the scent pouches but these seem to be more effective in dense tree growth somewhat sheltered from the wind and out of direct sunlight. He assured all those in attendance that he and his one other sprayer have been doing this for a long time and are quite proficient in proper application techniques. The price remains at only \$8.00 per tree and you can still sign up with the HOA Secretary, Cathy Banks, at 303-838-0827 until May 28th. A master list of those who have signed up will then be given to Safari, which will handle all service scheduling and billing. The only thing you have to do is mark the trees you want treated. In the past, bright florescent tape seemed to work best. One final note – the beetles are attracted to the scent of freshly cut wood. If at all possible, delay any further cutting of trees on your property until late September at the earliest. Addition information on pine beetle can be found at www.Jeffco.us/weed. Once on the site click on "pest control" and then on "mountain pine beetle".

Next, discussion turned to our upcoming community events. All is on track for the Kids Fishing Derby (June 6th) at the Jefferson County Open Space Pond off Woodside Drive. It kicks off at 9 AM. Prizes and food will be provided. Contact Dave Brutout at (303) 838-2246 for additional information and to sign up no later than June 1st. We need an accurate count for both the food and prizes.

Our second annual HOA picnic combined with a very brief summer general membership meeting is set to begin at 10 AM, July 11th at the Jefferson County Open Space near Pine. Again, we need an accurate count to get the food and those signing up will be asked to kick in a side dish or dessert. Your HOA Secretary has the sign-up list. Give Cathy a call at (303) 838-0827.

While still a few months off, don't let our community garage sale slip your mind. Our intent is to do as much local advertising as possible to attract those treasure seekers. You have the option of signing up for just one or both days (Friday, July 31st and/or Saturday, August 1st). Again, Cathy has the sign up list. Contact her NLT July 15th so we can finalize the maps and get them printed.

Attention then turned to the equestrian center and our trails. Some prep work has been done to the equestrian center barn. The old shake shingles have been removed as have the damaged boards on the walls facing the outside stall area. Materials are on order and they should be in within the next week or two. Once received, a call will go out to those of you who signed up to help with the repairs once a few workdays are scheduled. Right now it looks like those days will be during the last few weeks in June.

Lastly, a second reading of, and vote on, proposed changes to our Association Bylaws was held. The changes dealt primarily with establishing a link between the HOA and the Architectural Control Committee in mutually supporting one another in maintaining the desirability of our development. In addition, a change was agreed to which replaced the word "read" with "presented" in the provision dealing with the process for making bylaws changes. Specific wording on the approved changes can be found in the updated HOA Bylaws maintained by the Association Secretary. One final note. A proposal to further redefine how a bylaws change would be submitted and acted upon was introduced, discussed and voted down by meeting attendees.

NEW BUSINESS: We had just one item to bring up under new business and that had to do with the property located on the southwest corner of Mount Evans Boulevard and Nova Road. Your board has received a number of inquiries and complaints as to what is going on there and what is in the large trash bins and storage pods along the south side of Nova. As best we can determine right now, the owner of this property seems to be operating a restoration/renovation business from this address under a temporary permit from Park County. He has applied to the county for a Major Home Occupation Use Permit that would make this operation permanent. The first scheduled meeting on his application is set for June 9th in front of the Park County Planning Commission. Your HOA Board needs your thoughts on this application so we can present a unified and detailed position on what we think is in the best interests of our community. Contact any of your board members with your inputs or send them back to cbbanks26@aol.com.

OPEN FORUM: The first issue to be raised had to do with the sound of gunfire heard in and around our development. Several members in attendance told of hearing all types

of weapons being fired from small handguns to larger caliber rifles. I called the Park County Sheriffs Office in Bailey and was told the following. It is not illegal to fire a gun on private property or within a subdivision provided a proper backdrop is in place. However, it is illegal to fire a gun from or across a road, across or towards a person(s) or building or across an open body of water. In short, hearing gunshots is not to be unexpected. However, if you observe someone firing a gun in a seemingly reckless or careless manner, don't hesitate to contact the sheriff's office immediately.

A second issue raised dealt with the mailbox clusters for the residents of Units 2, 3 and 4. These clusters are not maintained by the HOA or by the Post Office but are the responsibility of the people who have a box within the cluster. Need-less-to say, there is no standard of construction and the state of repair varies widely. Should you desire to upgrade or make repairs to your cluster, your only option right now is seek the support of those sharing the cluster with you. Or, do what many of your neighbors have done. Get a PO Box at the local post office.

Finally, there have been numerous questions and complaints about dogs running loose throughout the subdivision. I contacted Park County Animal Control and was told the following. Our dogs must remain under our control at all times. They may roam freely in an enclosed yard or pen or they may be on a leash. It is permissible though for a dog to walk with you off leash provided you maintain voice control over it. This becomes a bit sticky if the dog takes off and refuses your commands to return. The dog then is considered "at large" and is susceptible to being picked up by animal control. Or, at the very least, a complaint can be filed that your unleashed dog was not under your control and was running free. You probably would receive a visit from Animal Control.

Being no further business to discuss, the meeting adjourned at 8:35 PM.

For the HOA,

Bob Banks

President

WPHOA Units 2, 3 & 4