

2024 Woodland Ponds Homeowners

Meeting Notes

Meeting Details:

Location: Montrose Police Department Community Room

Date: April 25, 2024 7:00PM

Board Members present were:

Lee Nelson- President

Bill Welfelt – V.P.

Terri Stradley- Treasurer

Jamie Pike- Secretary

Tina Suppes- Board Member

Homeowners: There were approximately 10 residents in attendance.

The Meeting was called to order at 7:05 PM on April 25, 2024, by President, Lee Nelson.

7:05 PM Lee thanked the residents for attending and introduced the board members

7:07 PM Owners Forum- Lee ask if anything to discuss-

- Jeanne Welfelt wanted to thank all the kids in the neighborhood for picking up trash and for always being so nice

7:08 PM 2024 Budget and 2023 Expenses

Terri, Treasurer reviewed the 2024 budget and 2023 expenses, each homeowner had a copy to review

- Question why was repairs and maintenance so high for 2023?
 - Lee answered this:
 - Our HOA is 18 years old, we had to do work on the spillway between upper and middle pond
 - New Dam
 - Tree trimming in the park and the path

7:15 PM Projects

Lee went over the projects done recently

- New mulch on path- we used the tree trimming as the mulch
- Work on the spillway between upper and middle pond
- New Dam
- Thin out cottonwood on the west end of the neighborhood
- Clean drainpipe
- New gravel by the county at the end of Lavender
- Crack sealing on roads by the county- the county will come out and do more
- Weeds on Marine Road County will come out and spray for weeds

- Register CO Division of Real Estate

Questions on projects:

- What is the cost to register with CO Division of Real Estate- Lee stated around \$30
- Will there be any more big expenses in 2024? There are no plans for anymore big projects for 2024
- Will the Montrose Riverway have any impact on our HOA? No Riverway project is on the other side of the river.

7:25 PM Website

Lee reminded everyone we have a website- www.woodlandponds.net

7:26 PM Sunrise Ditch Company Lee stated this is where our HOA receives our irrigation water, the ditch company has asked us to join. If we do join, we will maintain our senior water rights, as well as have a place on the ditch company board, which will give us a vote as a board member. The board has hired an attorney to review this, and the attorney has stated, we will keep all our rights. The board will review this later in 2024, HOA members will be advised when this topic will be reviewed, so they can join the board meeting to give input.

Questions on Sunrise Ditch Company:

- Who paid for the ditch work on Marine Road- Matt Miles paid out of his pocket and has provided a signed letter stating he will not be asking the ditch company to be reimbursed.
- All of the ditch work on Marine Road, has it helped with sludge? Bill stated our water is clear, and flowing better than it has in years
- Who owes the ditch box that controls the flow? Bill stated it is owned by the ditch company, right now we don't pay to access the box
- Does our HOA have senior water rights? Yes we have priority water

7:36 PM Proposed Water Committee

Lee stated we need a water committee, so others will be able to operate the system, right now Bill and Lee handle this. Lee will be sending an email asking for volunteers to join the water committee

7:37 PM Amendment #4

Didn't pass due to not enough people voting. The board will work on rewording Amendment #4 to put it out for a vote again. The board would like to get more input from HOA to make sure wording is correct, so we can get this passed.

7:42 PM Covenants 2026 Covenants will auto renew in 2026 as is. We need to review the wording of all the covenants, and make sure the language fits our HOA. If any changes are proposed, it will require a vote by the HOA

7:46 PM Election of Officers Lee stated Tina and Bill are up for re-election. Tina nominated Bill. Bill nominated Tina. Lee second both, and all were in favor. Tina and Bill were reelected to their current roles

7:50 PM Neighborhood Watch Things seem to be going well, continue to keep your eyes open. As of now we will not make any changes

7:55 PM Dark Sky

Turn off lights at night if you can. We have some in the neighborhood that are star gazers and with a dark sky, it makes it easier to see. BUT do not turn off any lights you use for security.

7:57 PM Final Comments

- Will we have a spring clean up day? Lee will put a list together of what we need to work on, and send an email as well as update website.
- Will we do anything about mosquitos? Lee will follow up with the county for mosquito bricks

8:02 PM Terri motion to adjourn meeting- Bill and Tina second

8:02 PM Meeting closed

Minutes submitted by: Jamie Pike_____

Approved by: Lee Nelson_____