



NOTICE OF BOARD MEETING

WOODEN DEER HOMEOWNERS ASSOCIATION

WEDNESDAY, MAY 7, 2025 AT 4:00 PM

MEETING MINUTES (APPROVED)

MEETING MINUTES

1. **Call to Order** the Board Meeting was called to order by Bob Johnson at 4:00pm.
2. **Verification of a Quorum** A quorum was verified with the following Board members present Martha, Duncan, Marc, and Cathey. Also present were Bob Johnson and Katarina Bohlin of IMM.
3. **Discussion and Action Items**
 - a. **Update on Transfer Overall** Katarina Bohlin reviewed the scope sheet with transfer items such as preferred vendors, insurance policy, and Annual Backflow testing. IMM will continue to add to it as additional items come forth.
 - b. **Update on Transfer of Financials** Bob mentioned that the 2025 Budget is unbalanced by 13k and recommended adding line items to balance out the Budget and if it goes unused it will be added to Reserves. Martha motioned to approve the revised 2025 Budget with no change to assessments, seconded by Cathey, all were in favor. We have a Budget Ratification Meeting scheduled for 6/18/25 for the membership to ratify the Budget.
 - c. **Road Repair** Martha mentioned that George will get an estimate for roads.
 - d. **Beetle Mitigation** Tabled until next year.
 - e. **Maintenance**
 - **Invasive Yellow Mustard** Tabled until next year.
 - **Wooden Fence Staining** Martha mentioned that Jerry's Irrigation normally handles the staining of the wooden fence. They will hold off until George is back to ask for his opinion on having it done this year.
 - **Backflow Testing** Martha will contact and schedule the Backflow Testing with Jesus.
 - f. **Update on Water Rights Renewal application & Well Field** Tabled, no update to report.
 - g. **Update Bylaws and Covenants** Tabled, no update to report.
 - h. **HOA Board Recruitment** Bob shared that we need to review the Governing Documents for number of allowed Board Members.
 - i. **Architectural Control Update**
 - **Lot 15 Amy/Dom Unsightly Equipment** IMM and AC will meet with the owners on Friday, 5/16 to discuss unsightliness.
 - **Lot 8 Spasser** Martha reported that there are approximately 30 dead trees that need to be removed, and no smoking/no parking signs need to be installed during the construction process. IMM will reach out to the owner on these items.
 - **Lot 11 Goldman/Slusar** Martha reported that they have not received recorded easement.
4. **Additional Business**



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- a. **New Topics** None.
 - b. **Schedule Next Meeting** The Next Board Meeting is scheduled for Thursday, August 7th at 3pm.
 5. **Executive Session** None.
 6. **Adjourn** The Meeting was adjourned at 5:32pm.
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Executed by Integrated Mountain Management on behalf of the Wooden Deer Board of Directors. Please note that under the Colorado Common Interest Ownership Act (CCIOA) all Board meetings are open to owners for attendance.