

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of May 19, 2016 5260 Garrison Street #9

4 Board Members Present, Vice President Out
Meeting called at 6:30pm

Attendees: Cindy Henderson 5230#3

Secretaries Report:

April 14, 2016 minutes motioned, seconded and passed.

Treasurer's Report:

- Checking Account(4/30) \$12,559.84
- Money Market(4/30) \$167,932.59
- Checks written since last meeting
 - HindmanSanchez \$185.00
 - Waste Management \$597.66
 - Grow Green Weeding \$126.78
 - Pinnacol Insurance \$422.00 for the year
 - Hills(weeding) \$170.00
 - Hills(mow) \$200.00
 - Hills(branch removal) \$447.50
- Checks written at meeting:
 - City of Arvada(water) \$4,189.69
 - American Family Insurance \$3,542.66
 - Woody Creek Reserve Fund \$2,000.00
 - Public Service \$295.49
 - Denver Gutter \$900.00
 - Steve Gleason(maint.) \$100.00
 - Woody Creek Reserve Fund \$3000.00
 - American Family \$3542.66
- Owner rental percentage is at 21.4%
- P&L on website provided at meeting
- 5220#7 up for sale
- 5230#1 will be up for sale week following meeting

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of May 19, 2016 5260 Garrison Street #9

- 5220#3 is in payment arrangement with attorney
- No letters sent for May
- 5220#6 sent dues in for April and May in May
- Accounts receivable is less than 5% in arrears
- Treasurer received call from Monique for status on 5260#9 refinancing
- Treasurer requested copy of released liens from Armour Roofing as never sent
- No news on the audit or tax return as of meeting date
- Treasurer working with DORA to register HOA as the website will not let Treasurer pay
- Letter of completion sent to 5270#4 as arrears paid in full
- Treasurer received info that 5260#11 injured and will be away from home until healed. Asked that home while away be kept an eye on. Family members will be coming by periodically.
- Member at Large to work with Steve Gleason on maintenance routine as 5260#11 was helping with this as well as Vice President who is healing.

Treasurers Report Motioned, Seconded and Passed.

Correspondence

- Email from 5250#3 regarding rain going over top of door frame in the back. Per owner it was coming from the weather stripping at the top. The siding when looked at appeared deteriorated and letting water go over the top. President called Marc at Armour to come look as someone may have stepped on a part of the roof. This was done and the channel lock had been stepped on.
- Call from 5210#3 regarding clogged gutter. Advised that the gutters had been cleaned so this should no longer be an issue.
- President received mail for 5220#6 and given back.
- Hills to turn on water by 5210 for sprinklers in two weeks from meeting. After turned on Dan Morrison will be out to inspect backflow.

Correspondence was motioned, seconded and passed.

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of May 19, 2016 5260 Garrison Street #9

Old Business:

- Asphalt bids: Both Avery and Brown Brothers considered by board.
- Avery provided 2 bids one for 3 inches of asphalt to be replaced for \$55,810.00 and then for 6 inches of asphalt to be replaced for \$85,621.00. Both bids included the concrete sidewalks in front of the garages of 5210 and 5220. Bids also included the drain pan in the middle and fine grading of the land. Avery would be five days total.
- Brown Brothers bid was for \$98,263.00. This included 6 inches of asphalt, fine grading, drain pan and concrete for the sidewalk areas in front of the garages of 5210 and 5220. Project could take up to 4 weeks.
- Bids were provided for 4 porch areas that are deteriorating.
- Board would need to have emergency funds set aside in case there are underlying issues. This would be \$15,000.00 to \$20,000.00.
- Board motioned, seconded and passed that Brown Brothers would replace the asphalt and concrete walks for 5210 and 5220. The emergency fund would be \$20,000.00 making the total \$118,293.00. Vice President was made aware of vote and project before vote.
- Board will need insurance, workers comp and liability from Brown Brothers.
- Vote to homeowners will be mailed out ASAP and the vote will be good for 2 years. Must have 47 votes to have asphalt done. Homeowners will be given 30 days to return.

New Business:

- Spring walk around to be set by HOA board
- President to get the numbers of light poles to call XCEL to have lights replaced
- Secretary to be on vacation June 13, 2016 through June 17, 2016.

Open Forum:

- 5280#7 asked about trees in front of 5280. Member at Large to see what can be planted.
- 5280#7 asked about concrete pad in front of home. Advised that the board will not allow this as the area is common space.

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of May 19, 2016 5260 Garrison Street #9

June 2016 meeting to be held on the 23rd at 5270 Garrison Street #5 at 6:30pm

Meeting adjourned at 7:48pm. Motioned, seconded and passed.