

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of December 19, 2018

3 Board Members Present at meeting time called. President Running Late

1 Bookkeeper Present

2 Guests: Sonja Hahn 5260#11 and Marge Agler 5220#3

Minutes take by: **Griffin Korosec.**

Meeting called at 5:50pm

Attendees:

Secretaries Report:

November 14, 2018 minutes motioned, seconded and passed.

Bookkeeper Report:

Checking as of 11/30/2018: \$10167.36

Money Market as of 11/30/18: \$56982.65

Checks since last meeting:

- \$250.00 for John Risbon (water back up issues) and was signed by President as it was personal payout for emergency
- Voided check that was to be for American Family Insurance but, bill was paid electronically to meet date due. HOA does not normally send bills online

Checks written tonight:

- Altitude: \$255.00(fee and release of lien)
- XCEL: \$273.48(total of two bills)
- Hills: \$65.00(sprinkler repair)
- Colorado Sewer: \$510.00, \$385.00 and \$149.50(jetting main pipe, snaking, and trip out)
- Waste Management: \$629.04
- American Family: \$ 629.04
- Brenna Krier: 352.50(bookkeeping)
- Denver Gutter: \$900.00(cleaning)
- Hills: \$245.00(snow removal)

Website up to date

Rental/Owner is 18.5%

Altitude Fee's going up to \$205.00 for 2019. Contract received, President to Sign.

Does Keith Wickman(maint.) get bonus for Christmas? Board motioned, seconded and passed a bonus of \$50.00

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5280#3 sent check to Bookkeeper for dues and asked that it no be cashed for a while. Will be advised to all owners in newsletter that any checks received for dues cannot be held. Bookkeeper did speak with owner and all figured out.

5250#8 wanted to set up dues electronically and was told no as HOA does not give out routing number or account number. Has been established that owner will pay check.

5260#4 sent note about electronic pay

5280#8 call regarding missing payment

5210#8 making additional payments for the 6 months behind in dues. Sending in double payments but, has not provided agreement to Board. Board must have in writing to agree upon.

Trash Services called with no response back from any one about new trash service for HOA.

5280#4 is still late on dues. No contact from family. Will send to collections 2019

5210#5 is 5 months behind in dues

5270#7 sold

5220#1 in progress/for sale

5270#8 called to see if there was an arrears balance due

Bookkeeper asks that she be given time to flip ledger in February, wants audit in to auditor by 2-2-19 and then the website flipped and updated which will take time.

Even with receipts for water repair, the receipts must be after November 2018.

Anything before that will not be considered as summer bills are set 6 months before.

Bookkeeper report Motioned, Seconded and Passed.

Correspondence:

- Message left for Vice President from a Kathy but was very garbled and could not be made out
- 5220#1 needed info on Woody Creek and President directed to website
- 5270#2 needed HOA insurance info and was directed to website
- 5260#8 called about 5260#9 and the parking spot in front. 5260#8 spoke with President
- 5260#12 stated that those cleaning gutters were very lazy and not doing job.
- Call received by leaves by door on 5260

Correspondence motioned, seconded and passed.

Old Business:

- Gutter cleaning done 12-6-18
- Wind and Hail damage in HOA insurance is 2% and if it happens again HOA will have to bring \$50000.00 to table
- Vice President to continue to look for companies. Was told to contact HOA Attorney as he may know some.

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New Business:

- Draft notice of what cannot be put down the drains in the complex due to back-up of sewage on 5260 in November. This to go out to owners and on website
- Advise owners and renters to call Board if backup of sewage or water on bottom floor(newsletter)
- Board needs to have attorney come to one meeting soon to discuss what it takes to be a homeowner and to keep Woody Creek beautiful. Plus discuss what board can do to make repairs and have more income coming in.
- 5260#11 brought up trimming of certain trees as overgrown and may cause damage if heavy snow. Board will discuss at next meeting in January 2019 as to what can be done
- Board discussed to not put money in money market account and to use to have Keith Wickman come out and clean up leaves that are in the water ways and will create back up by 5210 and 5260. Keith Wickman would be hired at 14.00 an hour to clean. May take 6-7 hours and will cost less than hiring Hills to clean. Board motioned, seconded and passed this agreement. Member at Large to call Keith Wickman to set time.
- Board motioned, seconded and passed to keep Altitude as attorney for HOA for 2019 at \$205.00 per month
- Bookkeeper and Secretary will be going for supplies for HOA before months end. Will need check processed immediately once done.

Open Forum:

- 5260#11 asked where the HOA Leaf Blower is at. Not in shed and board does not know
- 5220#3 feels as if Board should go with a property management company

Next meeting will be held the 23th of January 2019 at 5:45pm at Lance Clausen's 5270#5 Garrison Street Arvada, CO. All are welcome to join.

Meeting adjourned at 6:50pm. Motioned, seconded and passed.