

WOODYCREEK HOMEOWNERS ASSOCIATION MONTHLY MEETING MINUTES
DECEMBER 11, 2017

3 Board Members Present, Member at Large and President Running Late Meeting
called at _5:32pm_

Attendees:

Cindy Henderson 5230#3
Sonja Hahn 5260#11

Secretaries Report:

November 15, 2017 minutes motioned, seconded and passed.

Treasurer's Report:

Checking Account Balance as of 11/30/17 \$16553.32

Money Market Account Balance as of 11/30/17 \$47072.44

Checks to have been done since last meeting, sent late due to Treasurer Car
Stolen and Break in. 2 bills to some creditors. No late fees.

- American Family \$3872.66
- Hills(leaf clean up) \$700.00
- Xcel \$280.99

Checks written tonight

- American Family Insurance \$4423.66
- Waste Management \$566.41
- Hindman Sanchez \$465.00(retainer and questions by board on what
is needed by real estate agent)
- Keith Wickman \$80.00(maintenance and bonus of \$50.00)
- Voided check to Xcel for \$282.53

P&L updated and on website

5260 #6 under contract sold for \$227,000.00

5210#3 sold for \$28,000.00

18.5% owner/rental

Audit done and on website

Budget finished with added changes. Will be voted on January HOA Meeting

Vice President still without email for board. Treasure diligently working on
getting password from Go Daddy

Treasures report Motioned, Seconded and Passed.

Correspondence:

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- Treasurer received ledger balance request from 5250#10 with consent form
 - Real estate agent for 5260#6 requesting information of bank statements from board. Treasurer spoke with Attorney and those do not have to be given out.
 - Insurance Agent not providing declaration for website. Treasurer working on this information.
 - Tammy from American Family called as homeowner called needing HOA Insurance information. Secretary advised to have Tammy call homeowner for mortgage company information and provide insurance to company. Advised there will be more owners calling as it is renewal time.
 - Broker for Insurance working on loss history report. 4 years before roof claim is off insurance
- Correspondence motioned, seconded and passed.

Old Business:

- Light Pole between 5220 and 5230 still out. Board to call to replace light.
- Bank signing did not happen in December. New date will have to be set. Treasurer to remain off the signature.

New Business:

- Treasurers house broken into: purse taken and vehicle the weekend of Thanksgiving. 2 weeks before stolen glove box was gone through. Reported to police same day.
- Will be in newsletter to make sure all doors locked and all personal belongings taken out of the vehicle before locked.
- Newsletter will state if any suspicious activity seen by any owner or renter in complex to call the police immediately.
- Vice President brought up the situation of President missing meetings. Treasurer read By-Laws and if 3 consecutive meetings missed it can be agreed upon to remove member. President has missed two and late to two. Treasurer to speak with President to see if he wants to remain on board or step down as President and go to a different position.
- Board to be creative on how to recruit new members for August.
- Treasurer requested to buy new quick books as the one HOA has is older version not being supported
- Buy toner, ink, stamps, envelopes, paper and any other supplies before end of year.
- Vendor letters sent for EIN Numbers
- Treasurer will have 1099's out early
- Bank signing did not happen in December. Still does need to be taken care of. Treasurer to remain off the signing of account.

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- Letters
New Business motioned, seconded and passed.

Open Forum:

- Hills blew leaves into rocks and back porches can this be cleaned?
- 5260#9 called police on suspicious car in visitors. Police did show and car gone.
- 5230#3 saw vehicle by mailboxes on phones did not recognize. Was told to call police next time if they do not belong.

Next meeting to be held on the 18th of January 2018 at 5:30pm at Griffin Korosec's 5260#9.

Meeting adjourned at 6:42pm. Motioned, seconded and passed.