

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of January 2018

All Board Members Present. Meeting called at _5:33pm_

Attendees:

Cindy Henderson 5230#3
Sonja Hahn 5260#11
Terry Maupin 5250#

Secretaries Report:

December 11, 2017 minutes motioned, seconded and passed.

Treasurer's Report:

Checking Account Balance as of 12/31/17 \$15606.67

Money Market Account Balance as of 12/31/17 \$47075.63

Checks written tonight

- City of Arvada \$4000.10
- Waste Management \$545.86
- Hindman Sanchez \$195
- Hills(December plow) \$367.50
- Xcel \$284.47
- Denver Gutter \$900.00
- Brenna Krier(copies, stamps) \$35.62

P&L updated and on website

New Renter 5210#7 once rented

Insurance: Check sent late to American Family. Tammy from office called and stated policy cancelled due to late check but was reinstated. This was found out due to 5280#5 who was notified by the mortgage company. Owner sent check to pay for their portion of the insurance which in return was sent to HOA. HOA must now refund the check back to American Family.

No bill this month due to mistake showing \$13000.00 due and company is not sure why. Tammy and Deborah from American Family are researching.

Treasurer is diligent on calling if no bill received. HOA cannot afford to pay every three months.

Treasurer was victim of identity theft. The thieves did take a deposit receipt from US Bank. Treasurer will not be a signer on the account. Vote taken by members and passed.

5220#3 is paid in full. Ledger to HOA Attorney. Release of lien must be done.

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Letters sent to owners behind with fees and interest

Reserve fund will have deposit in February

No word on Vice Presidents email and how to get in. Treasurer working with GoDaddy

Vote on Budget for HOA at February's Meeting

5250#7 checks are being sent to Treasurer from owner bank and Treasurer is depositing.

1099's to be done by 1-31-18

18.5% owner/rental

Audit done and on website

Treasures report Motioned, Seconded and Passed.

Correspondence:

- Call about financial form to President. Was redirected where to go. In newsletter to state all financial questions need to be directed to Treasurer.
- 5250#7 had issued with electrical box out back. Xcel was called. Owners insurance wants to see if it is the HOA's area to cover before moving forward. President to speak with Attorney. Owner did already receive the bill
- Vice President and President to meet at US Bank to sign on to account. Per email from Keith Kilbey 11-29-2017 those are the only two members that have to be present. The members no longer on board will be taken off as well. Secretary had sent minutes with changes of members in November to show the bank.
- Secretary received email from homeowner that did not identify themselves. Owner needed copies of missing newsletters. Secretary responded 12-31-17 that all newsletters can be found on website which was provided as well as printed out. Homeowner did not like that and stated that for their troubles their attorney will be billing HOA and turning the Secretary into DORA. (will be put into newsletter again that all information for HOA can be found on the website and to use that for references. Homeowner never attempted to call Secretary but emailed three times. Owners was found through research to be 5260#10
- 5280#8 emailed Secretary about the budget for concrete on her unit. Email received 12-13-17 and Secretary responded 12-31-17 that repairs had been done 10-2017 and advised her the issue of replacement would be brought up in meeting in January. Discussed and repairs were done.
- Vice President received quotes from insurance broker: \$58000.00 year from Heritage, \$60000.00 years from RL, and \$80000.00 year from USG. 9 companies declined because of roofing claims.
- Correspondence motioned, seconded and passed.

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Open Forum:

- Dog Poop Everywhere per 5230#3 as it is not being picked up. Newsletter will state to pick up poop there is no maintenance person doing this during winter times.

Next meeting to be held on the 21st of February 2018 at 5:45pm at Lance Clausen's 5270#5.

Meeting adjourned at 6:20pm. Motioned, seconded and passed.