

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes August 10, 2023

## **Annual meeting called to order @ 7:14pm**

### **Secretary's Report:**

Minutes are approved. *President makes a motion to accept the secretary's report; Member at large seconds; all accept.*

### **Treasurer Report:**

#### **Profit & Loss review**

Net income \$11,963.00

Deposit Detail

Date Total Amount

6/8/23 \$1156.00

6/8/23 \$2342.00

6/22/23 \$1380.00

6/22/23 \$6724.00

7/6/23 \$4888.00

7/6/23 \$1115.00

7/17/23 \$1971.00

7/17/23 \$1353.00

Checking: Ending Balance as of 6/30/23 \$13,623.37

Money Market: Ending Balance as of 6/30/23 \$40,691.33

Checking: Ending Balance as of 7/31/23 \$

Money Market: Ending Balance as of 7/31/23 \$

Regular Monthly Bills:

Description-June and July Monthly Total Notes

State Farm Insurance \$3667.25

Xcel Energy \$271.40

Hills Lawn and Grounds Care \$500.00

Stevie Songtag-reimbursement \$8.13

Hills Lawn and Grounds Care \$1128.00

City of Arvada \$5211.14

City of Arvada \$882.62

Virtue LLC \$551.25

Waste Management \$1133.99

Altitude Law \$553.00

Xcel Energy \$271.54

Hills Lawn and Grounds Care \$1128.00

Julia Culver-Ferguson reimbursement  
\$50.38

Arvada Roofing and Home

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Improve

\$580.00

Claire and David Pittam \$195.00

Scott Bodendorfer-water and  
reimbursement

\$117.19

State Farm \$3667.25

Water bill: Let from City of Arvada 5210 was higher than normal

Property for Sale:

5250 #3

Property Sold:

N/A

Owners in Arrears:

5230 #4

5210 #1

5270 #7

5230 #1

5230 #6

5220 #3

5270 #1

5230 #8

5280 #3

5270 #3

5220 #8

5250 #9

5210#8

Rental Percentage is at 15.7%

Correspondence:

- Correspondence:

- o 8.10.23 Accountant Documents

- o 8.10.23 Answer Accountant Questions about some withdrawals

- o 8.10.23 Sent Deposits

- o 8.9.23 Joleen Bailey sent pictures of hail damage to the siding on 5280

- o 8.9.23 Invoice Received Duty Free Pets

- o 8.9.23 Republic Service Reached out for an update on if we are still happy with our current service

- o 8.9.23 J Risbon sent letter with his check stating that was all he could send at this time

- o 8.7.23 5230 #2 said their down spout was clogged sent letter in mail to board,

Member at Large checked but didn't see any issues. We did have the gutters cleaned so that may have solved the problem

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- o 8.7.23 Requested and received W9 for Gutter company
- o 8.7.23 Emailed board about returned mail 5250 #6 and 5250 #3
- o 8.4.23 Received request from Secretary for reimbursement for Envelopes and Stamps
- o 8.4.23 CPA requested additional items
- o 8.2.23 5220 #8 Said they were getting windows replaced and President responded with color
- o 8.1.23 Rory Franklin was emailing about his Mother's HOA fee. I let him know he was emailing the wrong HOA
- o 7.31.23 5150 #9 and 5270 #1 requested confirmation of balance
- o 7.28.23 Accountant sent reports
- o 7.28.23 Sent Accountant Deposits
- o 7.28.23 Received Invoice from Altitude Law
- o 7.26.23 Sent Deposits to Accountant
- o 7.25.23 Invoice from Hills
- o 7.24.23 Wasp Issue from Terry Maupin
- o 7.24.23 5250 #3 Title Company request HOA Status Letter because the property is being sold
- o 7.23.23 Carol Pittam sent us two checks and we are not the right HOA. We deposited one before this was realized. We cut her a check for the one and are sending the checks back to her
- o 7.23.23 5210 #1 asked about Voting
- o 7.18.23 Received invoice from Roofing Company that cleaned gutters
- o 7.15.23 Backflow test complete
- o 7.14.23 June Deposits
- o 7.6.23 5250 #4 Roof Leak
- o 6.30.23 Altitude Law Statement
- o 5260 #7 email from Pinnacle about the repairs
- o 6.29.23 Updates for Deposits and Checks to Accountant
- o 6.23.23 Email from Brenna still receiving emails
- o 6.20.23 Email from Brenna comcast info

## **Additional Correspondence:**

- President
  - All other correspondence covered by other board members
- Vice President-
  - All other correspondence covered by other board members
- Member at Large-
  - All other correspondence covered by other board members.

*President motions to accept additional correspondence; Secretary seconds; all accept.*

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## Old Business

- Fundraisers to be done. Possibly Little Caesars.
- Phase 2 and 3 of concrete project will be next spring and next fall or next year. On hold until structural problem addressed.
- Hit and run perpetrator still has not been caught.
- 5260 #8 has a broken spigot
- Camera may be in budget due to taking the computer back. Stevie will go to Tmobile and see if we can get a sim card for the camera.
- Signs for 5260 #8
- Zeroscaping/clover were discussed, looking into finding clover seeds
- Bids came in for foundational repairs needed- most cost effective bid is \$13,000. Lawyer team advised this is a studs in issue and therefore the HOA is not able to help.
- Joan attended meeting for field behind 5260. Sounds like project has been green lit. 5260 will be getting new fence courtesy of townhome developer. Concerns and issues were raised at meeting with less than satisfactory answers. Townhomes developed will be rent only.

*President motions to accept old business; Secretary seconds; all accept.*

## New Business

- Roof of 5280 to be inspected.
- Ash trees to be sprayed for bores
- Discussed possibility of creating a QR code for the website.
- Watering person resigned again. In process of finding replacement. Job pays \$16 an hour.
- Window well fixed for #10
- Possibility of HOA credit card discussed.
- Gutter issues on 5260 #8 and brickwork.
- Wasp removal-may need to come back
- gutter structural pillar discussed
- window well covers- no regular size will fit. Must be custom ordered.
- Bigger trash receptacles were delivered 8/9. Hopefully this will help with the large number of overfill fines.

*President motions to accept new business; seconded; all accept.*

## **Open forum:**

Frustration about structural repair. Insurance won't cover it and lawyers advise that it is a studs in issue. Homeowner asked for clarification on why lawyers were involved.

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Question about using a management company. Using one would more than double dues.

5280 #10 having jetting issues. Sink not draining properly. Will be addressed promptly.

Question asked about finances. Treasurer advised that we are breaking even every month.

Voting took place. Joan and Julia were the only candidates running. Third position of treasurer not filled. Genowefa has agreed to help out until the position gets filled.

**Meeting adjourned at 7:57pm: Motioned, seconded and passed.**