

# WOODY CREEK HOMEOWNERS ASSOCIATION

## Meeting Minutes of April 14, 2016 5260 Garrison Street #6

4 Board Members Present, President out  
Meeting called at 6:31pm

**Attendees:** Cindy Henderson 5230#3

### **Secretaries Report:**

March 16, 2016 minutes motioned, seconded and passed.

### **Treasurer's Report:**

- Checking Account(3/31) \$23,943.79
- Money Market(3/31) \$161,419.04 at 26% of HOA Goal
- Checks written since last meeting \$12224.55 to Armour. This is the last check and liens have been lifted.
- Checks written at meeting:
  - Waste Management \$598.03
  - HindmanSanchez \$185.00
  - XCEL \$297.11
  - Woody Creek Reserve Fund \$3000.00
  - American Family \$3542.66
  - Hills for snow removal and clean up: \$160.00, \$1100.00, \$400.00
  - Hills for Fertilization and Aeration and trees \$270.00
  - Steven Gleason(maint.) \$30.00
  - HOA PO Box renewal for a year \$130.00
- Owner rental percentage is at 21.4%
- P&L on website provided at meeting
- No houses for sale
- 5220#3 is in payment arrangement with attorney
- Two late letters, no fee or interest, sent to 5220# and 5210#1
- 5270#4 was spoken to Vice President regarding dues back pay. Asked to email agreement to Vice President and owner needs ledger balance.
- Board will vote in May meeting to accept or not accept the Reserve Study done
- 2 policies once reserve study is accepted need to be discussed and signed

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Treasurers Report Motioned, Seconded and Passed.

### Correspondence

- Paperwork from Dan Morrison on backflow 5210#8 received. Member at Large to contact to set up time
- Contract from Mountain High received for spraying. Member at Large to call and state that spraying is not needed at this time for the trees.
- Member at Large to call Denver Gutter to have spring gutter cleaning done.
- Member at Large to call Hills to spray weeds along Garrison Street
- Member at Large met with City of Arvada and per city the entry caps need to be more accessible for those with disabilities and those in wheelchairs.
- 4 bids for asphalt on 5210-5220. Brown Brothers to walk with Member at Large Wednesday after meeting but, bid is \$90,000.00-\$100,000.00. Bids to include grading. Insurance and wg will be needed from company asked to do work.
- Concrete will be done first. No bid for concrete on 5280 will be done 4-15-16.
- Reserve study is done. 45 pages will be emailed to all members to read before next meeting to vote. There are few issues to discuss. Per study HOA is fully funded but off by \$60,000.00. To be discussed is the outside lighting issues, brick and siding. \$150.00 was taken off bill making the total \$825.00.
- Email received from 5270#9 regarding shoveling not be done in proper time, not being welcome at meetings and will involve attorney. Vice President responded that owners issue will be discussed at meeting in April and owner is more than welcome to come but chooses not to.
- HindmanSanchez emailed for customer ledger on 5220#3.
- Treasurer received call from 5220#5 to make sure dues check was cashed/deposited.
- American Family agent, John Brawner called Vice President about policy, paperwork and new agent. Vice President declined to work with agent due to discrepancies and procrastinating on work.

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- Vice President located new agent with American Family Insurance. Deborah Pearson in Arvada, CO. This information will be added to the website and newsletter. Agent will be invited to annual meeting.
- 5210#3 emailed and called Secretary regarding shoveling after big storm. Secretary contact Hills and kept owner advised as to situation.

Correspondence was motioned, seconded and passed.

### Old Business:

- Asphalt bids done with 4 bids.
- Look at cement before redoing or repairing
- Tree trimming done
- Insurance Policy done
- New insurance agent found
- Reserve Study done

### New Business:

- Spring walk around to be set by HOA board
- Vice President to set up meeting with Steve Gleason to organize what maintenance needs to be done and provide organized list and schedule.
- Treasurer will be out on vacation May 6, 2016 through May 15, 2016 with no phone or contact. This information needs to go in the newsletter.
- Tree map provided to Vice President from 5260#11

### Open Forum:

- 5230#3 stated the tree in front of unit was leaning over and out of ground. Someone, owner not sure who, came by and fixed it with the stakes already set but still leaning. Vice President to have son look at.
- 5260#11 asked if the concrete in front of unit could be included in bid with 5210 and 5220. This will be looked at as it is crumbling.

May 2016 meeting to be held on the 19<sup>th</sup> at 5260 Garrison Street #6 at 6:30pm

# **WOODY CREEK HOMEOWNERS ASSOCIATION**

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