

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes December 12, 2023

Meeting called to order @ 6:37pm

Secretary's Report:

Minutes are approved. *President makes a motion to accept the secretary's report; Vice President; all accept.*

Treasurer report to be added when received

- Secretary:
 - 5230 #1 has numerous concerns- Stevie and Genowefa reached out
 - 5260 #11 had questions- Julia emailed back and Ryan will email again after meeting
 - 5260 #9 concerned about entry door-Stevie reached out
 - Terry Maupin concerned about leaking gutter
- President
 - Waste Management
 - 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.

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.
- Camera may be in budget. Stevie will go to Tmobile and see if we can get a sim card for the camera.
- Zeroscaping tabled till spring due to grass dying.
- 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.
- Dues will be raised 8% on January first bringing them to \$210
- Possibility of creating a QR code for the website.

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- Possibility of HOA credit card.
- Gutter issues on 5260 #8 and brickwork.
- Gutter structural pillar
- Window well covers- no regular size will fit. Must be custom ordered.
- Rat problem by 5270 dumpsters have been taken care of. Invoice was sent and payment will be sent to homeowners
- Member at large called Arvada roofing and construction to clear gutters. Has not been done yet due to vendors not responding. Will be done ASAP
- Lance was not able to pick up leaves due to snow. Leaves to be removed 12/15.
- Gutters are still being worked on.
- Need to prioritize finding new treasurer. Stevie will take on more in the mean time as well as putting more onto Gary.
- Concrete water gutter for 5230 #1 was supposed to be replaced by board 3 years ago. Ryan will look into finding and replacing. Home improvement stores do not have them in stock currently. Ryan is still looking. Can get a discount if we buy in bulk so Ryan will walk around and see where else could use one.

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

New Business

- Residents will be able to pay their dues in a new way coming soon. Easier for board and residents.
- Ryan will start to remove snow from trash can lids
- Ryan will reach out to Lance to remind Hills to shovel a path to dumpsters.
- We will have the sewer people come back out and locate the external jetting port for 5260 sewer.

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

Meeting adjourned at 7:11pm: Motioned, seconded and passed.

Next meeting set for February 13 at 6:30