

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of January 22, 2020

4 Board Members Present

1 Bookkeeper Present

Guests: 5210#7

Minutes take by: **Griffin Korosec.**

Meeting called at 5:48pm

## **Secretaries Report:**

November 20, 2019 minutes motioned, seconded and passed.

## **Bookkeeper Report:**

11-30-19 Checking Balance: 14901.62 11-30-19 Money Market: 67034.95

12-31-19 Checking Balance: 15599.69 12-31-19 Money Market: 61039.47

Checks written since last meeting: Keith Wickman: 266.00  
Hills (Nov Snow): 2350.00 and 1740.00  
XCEL: 267.80  
Brenna Krier: 495.00  
Keith Wickman (Bonus for December): 75.00  
Keith Wickman for December Maint: 164.50  
State Farm: 3500.00  
Altitude (Attorney): 615.00  
Altitude: 205.00 for January  
Denver Gutter: 900.00  
Colorado Sewer (Jetting of All Buildings): 955.00  
Hills (December Snow): 581.00  
Waste Management (Nov.): 861.25  
Waste Management (December): 859.78  
City of Arvada (Water): 3778.34

Checks Written tonight: XCEL: 270.12  
Bond Application Required by Insurance for Board  
Members: 700.00  
Brenna Krier (1099 forms and envelopes) 120.37  
Brenna Krier: 840.00  
Woody Creek Reserve Fund: 2000.00

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Keith Wickman: 304.50

- \$6000.00 was transferred from the Reserve Fund into the Checking Account by the Secretary with Bookkeeper as witness

## Bookkeeper Correspondence:

- 1099's for board members, bookkeeper and employee will be done by 1-30-2020. Bookkeeper will print this year to make easier
- Bond Application done and paid for
- Bookkeeper has been emailing loan officer for HOA
- No homes for sale
- 5250#2 sold. Title check finally received after being sent second time by lender
- Letters sent to owners behind and next will be collections
- 5220#3 back into collections with Attorney
- 5220#9 will be sent to collections
- 5280#1 requested ledger balance of dues
- 18% owner/rental
- Quarterly and P&L updated on website
- Once time Autopay done for State Farm
- 5250#6 was behind due to money orders not being received. Has set up check pay and getting caught up

Bookkeeper report Motioned, Seconded and Passed.

## **Correspondence:**

- Letter from 5270#9 to HOA Insurance, State Farm regarding several issues. Owner wanted to know how company was chosen, if agent was seeing someone on the board or related to someone on the board. Per owner there was corruption going on with the board and has been for many years. Agent, Reilly Chun, wrote owner back through email advising owner how he was chosen, that Several Owners had policies with office and would be willing to speak with owner.
- Attorney has been contacted about an enforcement policy and will provide once done for board to go over.
- Owners of 5210#8 spoken to about animal tethered or lose outside
- Enforcement letter for this situation of animal lose to be discussed with attorney and have letters to apply toward the HOA
- Keith Wickman was harassed by male owner of 5260#9 on 12-13-19. Owner came up to Mr. Wickman stating to stay away from his house, child and wife, making Mr. Wickman feel threatened and uncomfortable. This was advised to board members. Owner of 5260#9 has threatened and harassed other owners and persons in the complex including two from 5260#7.

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Letter will be drafted and sent to the owner that this is not acceptable behavior and if done again enforcement may happen.

- Letter from 5210#6 received asking that the ash trees be trimmed along Garrison Street as he cannot see outside. Trees will be discussed in March as those critical were just done.
- Invoice from Hills from tree branch trimmed cleared of \$65.00 as it was in another invoice
- Keith Wickman approached Member at Large as owners asking him to do work while on HOA time for a non-board/maintenance issue. Will be added to Newsletter that Keith Wickman is under Member at Large and if any problems an owner or renter can call a board member and not ask Mr. Wickman
- Secretary received email from Robin Laine asking to be removed from email list as no longer owner.

Correspondence motioned, seconded and passed.

## **New Business:**

- Maintenance person needs new supplies as supplies have been homeowners and batteries no longer working.
- Discussed that President will go to Home Depot to get new batteries for leaf blower for homeowner, rake, shovel, and own HOA leaf blower.
- HOA is speaking with a loan officer provided by Attorney for a loan to do all the cement in complex: how much is needed for job and the percentage. There is easement on sidewalks too where City of Arvada will pay for half.
- Jetting done of all units however, no all may have been done. Will need to speak with Colorado sewer as there were some units that access was not permittable.

**NO FEBRUARY 2020 MEETING TO BE HELD PER BOARD MEMBERS AND DOES NOT STATE MONTHLY IN BY-LAWS OR COVENANTS**

**Next meeting will be held 3-25-2020 at 5270#5 at 5:45 pm. All are welcome to join.**

**Meeting adjourned at 6:41 pm.**

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