

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of June 22, 2021

## Attendees:

1. President
2. Vice President
3. Secretary
4. Treasurer
5. Member at Large

**Called to order @ 6:45pm**

## Secretary's Report:

- May meeting minutes, fill in areas:
  - Water bill: See water analysis report; on target and normal; we were on the lookout for a sprinkler break from year before but there was no leak so good news
  - Properties for sale: None
- Correspondence with residents:
  - 5260 #11 & 5270 #9 – sent notes on policy questions
  - 5210 #5 garage door paint question
  - 5280 #2 question about when grounds will be mowed
- Note for Newsletter: If you send an email or text, please identify your unit number

*President makes motion to accept secretary's report; Vice President seconds, all accept.*

## Treasurer Report:

Treasurer report from 6/19/21

May Profit & Loss review

Checking: Ending Balance as of 5/31/21           \$10,607.70

Money Market: Ending Balance as of 5/31/21   \$82,164.74

## Regular Monthly Bills:

Altitude Community Law   \$764.05	City of Arvada
Waste Management	Excel Energy 6/22/21   \$577.75
Bookkeeping-1 <sup>st</sup> week of the month Virtue LLC                   6/1/21 \$500.00	State Farm Insurance
Alpine Winds Landscape & Maintenance, Inc. 6/21/21 \$1,135.00 & \$1,135.00= \$2,270.00	Rocky Mountain Snow removal and Landscaping 5/24/21 \$325.00 for Landscape Repair
Ground Maintenance	Duty Free Pets

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## **Checks written and approved since last meeting:**

Book keeper Gary Schultz Virtue, LLC	6/14/21	\$500
Waste Management	6/14/21	\$831.33
Rocky Mountain Snow Removal	5/13/21	\$14,135.00
Excel Energy	5/13/21	\$287.46
Book keeper-Virtue, LLC	6/14/21	\$500 July payment

## **Checks to be signed:**

Altitude Community Law	5/21/21	\$764.05
Alpine Winds Landscape & Maintenance, Inc. Invoice 7183	6/21/21	\$1,135.00
Alpine Winds Landscape & Maintenance, Inc. Invoice 7184	6/21/21	\$1,135.00
Rocky Mountain Snow removal and Landscaping	5/24/21	\$325.00 for Landscape Repair
Excel Energy	6/22/21	\$577.75
Board Member Reimbursement	\$127.73	Account set up & Background checks

**Water bill:** Normal and stable

## **Property for Sale:**

5270 #7

## **Owners in Arrears:**

5210 #8

5220 #8

5220 #3

5230 #4

5260 #9

**Rental Percentage is at 17%**

## **Correspondence:**

Attorneys

Neighbors

*President makes motion to accept the treasurers report; Member at Large seconds; all accept.*

## **Additional Correspondence:**

- President –
  - 5270 #3 asked about lawn mowing
  - 5260 #8 concerns about neighbor and lawn
  - 5210 #5 garage door paint question
  - 5210 #6 asked about dead trees
- Vice President –
  - 5230 #2 lawn watering question
  - Altitude Law and State Farm

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- Member at Large –
  - 5280 #2 mowing question
  - 5280 #4 roof concerns and leak
    - Member at Large to contact roofing company to come look at it
  - 5260 #8 concerns about neighbor and lawn

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

## **Old Business**

- Groundskeeping –
  - Keith brought back to water after 3 other candidates fell through; asking for a raise; board will review budget but Keith will need to do more work
  - Assess new hourly rate and re-post job
  - Alpine has sprayed to kill weeds; they will come back to cut
- Concrete –
  - Two companies supplied bids, need 1 more:
    - Precise Concrete & Construction
    - AP3 Concrete
  - Possibly move forward with Precise Concrete:
    - Ask Precise Concrete to restructure bid for 3 years of work; ask him about brick work
    - Notify homeowners it will be \$47k over 3 years; Create special assessment proxy
    - President & Vice President to do walk around on 7/24 to get input and votes
- Email issue –
  - **VOTE:** All in favor of upgrade, move forward with Windows 360 upgrade
  - Windows 360 change over; 3 years to be paid up front, \$294/year
- Hit & Run at 5220 –
  - 5220 #1 as not yet filed a claim with their insurance; State Farm recommends this as the first step
  - Studs out brick damage will be addressed with brick/concrete work
- 5210 tree removal and new tree –
  - Alpine Winds to replace in the next week or two
  - Prune upright junipers
- Community Reach Out –
  - July 24 - Stevie and Joan to go door to door: get contact information, get concrete bid vote, discuss positions opening up in fall
- Pet charge –
  - Checked with Altitude = HOA allowed charge up to \$15 monthly per pet outdoor cats and dogs
  - Every dog and cat owner would be charged, cannot discriminate

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- Bring up at August annual meeting to discuss with homeowners

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

## **New Business**

- August annual meeting:
  - Thursday, August 12 at 7:00pm
  - In front of visitor parking and 5210 #8
  - Bring your own chair, HOA to provide water
  - Votes – board members and concrete work
  - 3 positions up for re-election: Persons in the Secretary (Ashley), Vice President (Joan), and Treasurer (Sonia) positions
- Shed lock – Member at Large to change
- QuickBooks – needs to be renewed by August \$500
- Future meetings –
  - Continue Zoom virtual meetings
  - Skip July meeting

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

## **Open Forum**

- none

**Next meeting** is set for Thursday, August 12 at 7:00pm (no July meeting)  
Newsletter will be June/July, both months

**Meeting adjourned at 8:14pm: Motioned, seconded and passed.**