

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of October 18, 2017

President out sick. All other board members present.

Meeting called at \_6:30pm\_

## **Attendees:**

Cindy Henderson 5230#3
Sonja Hahn 5260#11

## **Secretaries Report:**

September 27, 2017 minutes motioned, seconded and passed.

## **Treasurer's Report:**

See Attached

P&L updated and on website

Customer Receivable good

Payment arraignment of 5220#3 is almost done \$717.00 left

2 letters sent

5220#6 making extra payments per agreement to get caught up on dues

No homes for sale

18.5% renter/owner

Audit still in process

Water bill went up \$600.00 in two months. 5270 and 5280 both very high.

Send out info in newsletter

Stop watering lawns so much

5230#9 Sold

Treasures report Motioned, Seconded and Passed.

## **Correspondence:**

- Status letter sent for 5210#3 that is up for sale
- 5250#4 called Secretary about mail for an Allen Johnson being sent and has now talked to the post office to stop sending as there is no Allen Johnson
- 5220#1 called the Fire Department the day it snowed as lines were sparking the trees. Member at Large to call Tip Top Tree for quote on tree trimming those with lines near them
- Hills bid for trimming Junipers received for \$300.00. Motioned, seconded and passed to have it done.

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- Hills bid for fall clean up received at \$700.00. Member at Large will get more bids
- Member at Large checked crawlspaces for leaks on 5270#9 and there is no leaks. Was told by 5270#10 there are no leaks as well.
- Text message from President that cement and concrete work will be done Saturday 10-21-17 on 5280.

## **New Business:**

- There is a dead tree that must come down. Member at Large to find bids
- Shed has no holes or leaks was checked after hail storm
- Budget meeting must be set up for November
- Reserve Study to be looked at for budget meeting
- Discuss pavement sealing due to water and ice erosion
- Discuss soffits and fascia
- Newsletter topics: Trash, Dues, Water leakage and bill, Insurance rate, and Winterizing

## **Old Business:**

- Changes of Board Members must be done at US Bank check signing.
- Dues have been raised per vote in September at the monthly meeting
- Vice President to take on the Insurance and Gap Insurance for HOA
- Secretary out 10-28-17 through 11-6-17

Next meeting to be held on the 15<sup>th</sup> of November 2017 at 5:45pm at Brenna Krier's 5260#7. This meeting will combine the Budget Meeting and HOA Meeting.

**Meeting adjourned at 7:29pm. Motioned, seconded and passed.**

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## **Treasurer Report September Financials 2017**

Account Balances:

Checking Account	9/30/2017: \$60,013.71
Money Market Account	9/30/2017: \$55,065.68

Checks:

### **Since Last Meeting:**

402.50	Keith Wickman	Maintenance
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Check Amount	Check Written tonight	What is the expense/concern
1044.09	Waste Management	Trash
196.04	Hindman Sanchez	Lawyer
405.00	Colorado Sewer	Sewer Line
95.00	Hills Lawn	Weeding
66776.72	Armour	Roofing
4413.74	American Family	Insurance
274.26	Xcel	Electricity
2000	Woody Creek	Reserve Fund
9.90	Brenna Krier	Stamps
7.00	Joan Gallagher	Refund of excess dues

Handouts:

- Profit and Loss for September 2017
- Customer Summary

Houses for Sale:

5210 Garrison Street #3
5260 Garrison Street #6

### **Rental Percentage: 18.50% GOOD**

0-20%	Owners can qualify for a convention or FHA mortgage loan
21-30%	Owners qualify for FHA mortgage loans
30%	Owners do not qualify for mortgage loans

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## **Other Treasurer Topics:**

- Taxes Filed; Audit coming
- 5260#6 – Cate moved; realtor wants to clean out the house and put a temporary dumpster in the drive way.

## Correspondence:

- Keys for post office box provided
- Waste Management called

## **END of Treasurer Report**