

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of May 11, 2017

All Board Members Present

Meeting called at \_6:33pm\_

## **Attendees:**

Cindy Henderson 5230#3
Angel Whitmore 5280#7
Sonja Hahn 5260#11
Brenna Krier 5260#7

## **Secretaries Report:**

April 14, 2017 minutes motioned, seconded and passed.

## **Treasurer's Report:**

- See attached  
Treasures report Motioned, Seconded and Passed.

## **Correspondence:**

- Letter from 5230#4 with information
- Letter from 5230#1 as to why late on dues as owner paid
- Terrorism Risk Insurance Reauthorization Act Disclosure Provided
- Workers Compensation Employers Liability Insurance Policy and General Renewal Information Received
- Member at Large met with Lonnie Gates about the soffits, fascia, and fencing for dumpster areas. The quote in total was \$11050.00
- President received call from 5210#2 about insurance scams
- 5250, 5230, and 5270 are showing high water consumption. Need information in the newsletter as to what needs to be done and why.
- 5220#1 late dues letter to be sent
- Question from 5280# about concrete and when it will be done
- Letter to 5280#4 with late fees and interest sent as 3-4 months behind
- Vice President spoke with US Bank regarding name being attached to the Reserve Fund Account. The bank does not have a safe guard for this and Vice President will attach to the HOA Account as her information matches personal account. Will discuss having to members of Board to sign for any transfer of money from Reserve to Checking.

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of May 11, 2017

## **New Business:**

- Treasurer resigned in this meeting and walked out. Brought to the Board from President that he could speak with former member of board to work on the Treasurer Position for a month as interim. This person would need to be voted in by the remaining four members of the board. If no interim found can the board hire out a bookkeeper? Vice President to call Attorney with question and if board for the remaining months run with 4 members?
- Vice President to call the City of Arvada about concrete work and who does it
- Dumpster Area Fencing needs to be done. Member at Large received quote from Lonnie Gates of \$5300.00. Four Members motioned, seconded and passed to have fencing redone.
- Signs in Visitors Parking, Dumpster Areas and Speed need to be replaced all are fading.
- Add to newsletter about dog waste not being picked up again
- Watering to start by Keith W. in May
- Once/If water restrictions are in place must put in newsletter that cars can only be washed on the days scheduled for watering in our area.

## **Old Business:**

- No letter from Don's Garage Door stating that they agree with the work they did on 5220# 3 and #4
- Lock on shed replaced and Member at Large has keys

## **Open Forum:**

- 5280#7 stated that water is coming in from 5280#8 on her east side. Member at Large to go look to see where in crawl space for owner.

Next meeting to be held on the 22<sup>th</sup> of June 2017 at 5270 Garrison Street #5 at 6:30pm

**Meeting adjourned at 8:13pm. Motioned, seconded and passed.**

## **Roofing:**

- Marc from Amour Roofing came to meeting to advise of damaged assessed on the roofs and all attached due to hail storm 5-8-17
- Marc stated that the company had received a Gold Star Rating in 2015 and 2016 for not complaints on the BBB
- Inspection of all units done and there is damage to all

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of May 11, 2017

- All roofs will need to be replaced as there are 8-10 shingles in a 10 foot by 10 foot area that were impacted
- Vents, gutters, screen doors were damaged and will need to be replaced as well
- If decking underneath roof is fine, (no soft spots), no replacement will be needed. If damaged will have to be replaced with a 4x8 sheet. 4 sheets will be free to HOA in contract and if more needed HOA will need to pay.
- Armour works with American Family Insurance
- Armour has file with Woody Creek Town Homes
- Insurance for HOA is 2 percent of Damage either per building or all together
- If Board signs with Armour there will be conditions: The crew will be supervised at all times, clean up done throughout replacement and 2 months out, the homeowners and renters will be given specific dates of replacement, packet of what to expect while replacing, safe access to homes, and no blocking of entry ways.
- Marc from Amour stated he would go door to door and speak with the owners and renters of what is to be expected and provide 2 day notices.
- American Family Insurance will send out Agent to work with Armour to assess damage
- No Claim done as of this date with HOA Insurance
- Motioned, seconded and passed by the Board to file a claim and sign consent to use Armour Roofing for replacement due to hail damage. With this vote it was 4 yes and 1 no. The member that voted no brought up valid issues of: should there not be 3 bids as stated in By Laws and Covenants? Should the HOA sign now or discuss? This member was not listened to and not given chance to speak. The member resigned as position of Treasurer this date and walked out.

## **Emergency Meeting of the HOA May 31, 2017 at 6pm at 5270#5**

- The four board members requested a meeting with former Treasurer, Brenna Krier.
- The board went to the home of the Vice President, 5260#6, to have her join and then went to 5260#7 to sit down to discuss what was going on and what was needed.
- The President apologized to the former Treasurer for demeanor during meeting.
- Discussed that the President must maintain composure in meetings and give everyone attending, including members, time to speak their opinions and suggestions. If President does not, a member will speak up.
- This is a business and all members must act in a business manner.

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of May 11, 2017

- As explained the Treasure, Michael Krier, resigned on May 11, 2017, the President did go over to the house of the Treasurer to apologize and ask for his return or if Brenna Krier would come back.
- Brenna Krier attending the Emergency meeting and was asked to come back as Treasure until August 2017 when position is up for election. Brenna Krier agreed.
- The board motioned, seconded and passed to have Brenna Krier as Treasurer until August 2017.

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of May 11, 2017

## **Treasurer Report April Financials 2017**

Account Balances:

Checking Account	4/30/2017: \$13136.44
Money Market Account	4/30/2017: \$82,543.79

Checks:

### **Since Last Meeting:**

Check Amount	Check Written since last meeting	What is the expense/concern
3333.91	American Family	Insurance
275.82	Xcel	Street Lights
203.00	Keith Wickman	Ground Maintenance

### **Check written tonight:**

Check Amount	Check Written since last meeting	What is the expense/concern
261.00	Hills	April Mowing
519.80	Waste Management	Trash
414.00	Pinnacol	Employee insurance
2500.00	Woody Creek Townhome	Reserve Fund
271.53	Xcel	Street Lights
4435.14	City of Arvada	Water/Sewer

Handouts:

- Profit and Loss for April 2017
- Customer Summary
- Water Bill Analysis

Houses for Sale:

None for sale; many refinances

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of May 11, 2017

**Rental Percentage: 18.50% GOOD (Key below)**

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

**Other Treasurer Topics:**

- Audit has been turned in; extension filed; taxes and audit soon May/June
- Letters: 5280#4: soon to collections 5220#1: 2<sup>nd</sup> letter

**Correspondence:**

- 2 calls about refinancing; they needed insurance information; referred to website
- 5280#8: Asked about the cement on 5280?
- City of Arvada: 5230 meter reading high 5/1/2017
- City of Arvada: 5270 meter reading high 5/1/2017
- City of Arvada: 5250 meter reading high 5/1/2017
- Mountain High: merged with Savatree
- Pinnacol Insurance: Terrorism Risk Disclosure
- 5280#5: Janice Mattie: needed a copy of her assessment payment history; reverse mortgage
- 5230#9: assessment are behind; wrote a letter stating she's trying to catch up. Owner is only 1.5 months behind; she asked if she could pay a little more and have no late fees added; I vote yes on this matter;
- 5230#4: Robin updated contact information – no change new tenant

**END of Treasurer Report**