

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of October 19, 2021

Attendees:

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

Called to order @ 6:31pm

Secretary's Report:

- September Minutes
- Correspondence
- Newsletter

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

Treasurer Report:

Treasurer report from 9/30/21

Profit & Loss review

Net income -\$8,707.48

Deposit Detail -\$0.67

Checking: Ending Balance as of 9/30/21 \$4,626.42

Money Market: Ending Balance as of 9/30/21 \$82,167.46

Regular Monthly Bills:

Altitude Community Law \$0	City of Arvada \$0
Waste Management 10/12/21 \$839.17	Excel Energy there was a credit for the month-no payment
Bookkeeping-1 st week of the month Virtue LLC 9/1/21 \$500.00	State Farm Insurance \$3,262.00 auto drafted
Alpine Winds Landscape & Maintenance, Inc. \$0	Rocky Mountain Snow removal and Landscaping \$0
Ground Maintenance 10/1/21 \$462 10/15/21 \$296.25	Duty Free Pets \$0
Colorado Pest Management \$0	Denver Gutter \$0

Checks written and approved since last meeting:

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Kristin Bueb (zoom) 10/12/21 \$161.84

Checks to be signed:

Water bill: Normal and stable –off reporting month

Property for Sale:

5260 #12 in contract

5250 #9 going on to market at \$329,900

Owners in Arrears:

5220 #8

5220 #3

5230 #4

5260 #9

Rental Percentage is at 17%

Correspondence:

None

President makes motion to accept the treasurers report; Secretary seconds; all accept.

Additional Correspondence:

- President –
 - Offensive flag at 5230 #6 - two people now find it offensive via correspondence - Secretary will draft letter asking for resident to consider children in the area, etc.
- Vice President –
 - None
- Secretary
 - None

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President motions to accept additional correspondence; Secretary seconds; all accept.

Old Business

- Groundskeeping (shed) –
 - Keith would like to do a shed clean-out and anticipates 4-5 hours, but we do not agree
- Concrete –
 - Michael would like to review bid, Stevie will send
- Hit & Run at 5220 –
 - Michael and Brenna had a conversation with owner of #1, she will be responsible for the interior damage. When they came to inspect for that claim, they noticed asbestos and opened that claim. They paid out the wall damage, but gave additional funds to handle asbestos. Abatement has/is happening this week, then interior work can happen, then exterior work
 - All of this work should require permits with the City, recommendation is that final payment is withheld until permits are closed to mitigate risk of contractor 'disappearing'

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

New Business

- Future meetings –
 - Continue Zoom virtual meetings
 - Secretary will purchase annual zoom subscription for the HOA tied to the secretary's email address
- Treasurer training
 - Can Brenna re-train?
 - State of CO Report due in July had not been filed (\$10 normally, \$50 late charge assessed since we filed in October)
 - Taxes - treasurer should have been working with auditor, extension was filed, taxes have now been signed, mailed on October 13th (needed to be mailed by the 15th). We did not owe taxes, but still needed to be filed annually
 - Member-at-Large would like a list of all of their vendors to start building relationships - Stevie will forward vendor list
- Alpine winds will take over for leaf cleanup
- 5210 #4 parking three cars out front, reached out via email but it bounced back, we posted a printed notice outside, issue is resolved with a response from the resident
- Vote to move \$10,000 from reserve fund to checking account - motion by Secretary, President seconds, all accept

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

Open Forum

- none

Next meeting is set for Tuesday, November 16 at 6:30pm

Meeting adjourned at 7:17 pm: Motioned, seconded and passed.