

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of March 16, 2016 5260 Garrison Street #6

All Board Members Present

Meeting called at 6:31pm

**Attendees: Cindy Henderson 5230#3, Joan Gallagher 5260#3, Michael Smith 5210#6, Michael Walker 5220#5 and Sonja Hahn 5260#11**

## **Secretaries Report:**

February 11, 2016 minutes motioned, seconded and passed.

## **Treasurer's Report:**

- Checking Account(2/29) \$20,616.48
- Money Market(2/29) \$161,405.37
- Checks written at meeting:
  - Waste Management \$598.03(board to research new companies)
  - HindmanSanchez \$185.00
  - XCEL \$297.20
  - Woody Creek Reserve Fund \$3500.00
  - American Family \$3542.66
  - City of Arvada \$4461.56 (secretary to put in newsletter about water water conservation as the bills from November to April set the summer rate)
- Owner rental percentage is at 21.4%
- P&L on website provided at meeting
- No houses for sale
- 5220#3 is in payment arrangement with attorney
- 5280# not responding to letters about back dues and is \$800.00 behind. Motioned, seconded and passed to give to attorney for collections.
- 5230#8 back in good standings with HOA sent in back dues
- 5270#4 not meeting payment agreement for back dues. Sending in current dues but no arrears payment. Has been contacted with no response. Vice President to try one more contact by phone.

# WOODY CREEK HOMEOWNERS ASSOCIATION

## Meeting Minutes of March 16, 2016 5260 Garrison Street #6

- Ledger/books are up to date

Treasurers Report Motioned, Seconded and Passed.

### Correspondence

- Marc Armour, Armour Roofing, received 7 more checks for total of \$11724.55 and was waiting for one more check of \$500.00 to be received in bank from insurance before releasing lien. Once in lien will be released.
  - 5260#3 contacted about receipt of screen door from Armour. Armour will send 5260#3 a check and then 5260#3 will repay dues that the \$15.00 was taken out of.
  - Treasurer has not received any correspondence from Aspen Reserve regarding study. Has not paid in full and will not until received.
  - Extension for Audit and Taxes done. No response as of the meeting. Will owe money due to Comcast contract. Will have late fees and interest even with extension.
  - President received bill for vermin extermination by 5250#9 and 5250#7. Bill is to show evidence of vermin due to feeding of squirrels.
  - Member at Large received call from 5220#2 about nails popping out of soffit. Member at Large to call Armour roofing to fix.
  - Member at Large received correspondence from 52060#11 about leaf clean up. In future it is asked that Hills blow the leaves to the front of the homes and not the backs as they were not picked up.
  - Barbed wire fencing is bent by 5260#1. This is not HOA responsibility.
  - May have to re-rock visitor parking between 5210 and 5260.
- Correspondence was motioned, seconded and passed.

### Old Business:

- President to research trash companies. Alpine is too expensive. HOA has no contract with Waste Management

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## Meeting Minutes of March 16, 2016 5260 Garrison Street #6

- Vice President found out that HOA can switch agent with American Family by calling. VP will by next meeting and request new agent and set up meeting to have agent come by meeting.
- 5280#7 requested a concrete pad in front of home. This is common area and it will not be done. Motioned, seconded and passed to advise 5280#7 that no concrete pad will be poured.

### New Business:

- Member at Large to contact Dan Morrison about back flow by 4-17-16.
- Vice President spoke with City of Arvada that stated to not use a company's engineer for study done before paving. HOA really does not have to have one done and can do core samples of ground to see if any changes have occurred. Was told to make sure asphalt and cement needs to be up to 6 inches.
- Member at Large received some bids: Avery, Superior Aggregates, Denver Asphalt and Brown Brothers. Denver Asphalt bid is \$96,000.00. HOA would have to budget in any problems that may come up.
- Bids do not include sidewalks must speak with the City of Arvada. City states all sidewalks are HOA but may not be true. The entry caps and dumpster areas are HOA. City does have a 50/50 program to help with sidewalks.
- Sidewalks are not dangerous at this time. HOA will pull permit to fix concrete in the egress areas.
- Member at Large will cancel water valve cover fix as Statewide was to fix in 48 hours but did not show or call.
- Vice President researched maintenance companies and one found Great Rock Real Estate charges \$900.00 first initial clean and \$135.00 biweekly after. This includes; sweeping, trash pickup, dog waste pickup and weeding. Too expensive.
- Will have Vice President contact Steve Gleason with to do list of maintenance around Woody Creek.
- No spray schedule from Mile High. No spruce spray should be needed and no ash borer to be done just watch the trees for signs.

### Open Forum:

# WOODY CREEK HOMEOWNERS ASSOCIATION

## Meeting Minutes of March 16, 2016 5260 Garrison Street #6

- 5210#6 and 5220#5 brought up the speeding through complex. There are signs posted but cannot be seen. Maybe put up new signs or speed bumps with the concrete/asphalt in spring. That can be discussed at next meeting. Secretary will put in speed limits information in newsletter.
- 5210#8 has four vehicles and continues to park in visitor parking. This information to again go out in newsletter about being towed if not moved.
- 5260#11 asked if the drains could be done properly with new concrete as right now the drains go right into the rock bed. The grade needs to go the other way. Will see if it can be put into the contract.
- 5260#11 asked about new tree for 5280 if it is in the budget. Treasurer will be asked. 5260#6 also has requested new tree in front of home.

April 2016 meeting to be held on the 14<sup>th</sup> at 5260 Garrison Street #6 at 6:30pm

**Meeting adjourned at 7:48pm. Motioned, seconded and passed.**