

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of February 27, 2017 5260 Garrison Street #7

President no show

All other board members present

Meeting called at _6:33pm_

Attendees:

Angelina Whitmore 5280#7	Cindy Henderson 5230#3
Paul Duroton 5220#5	

Secretaries Report:

January 31, 2017 minutes motioned, seconded and passed.

Treasurer's Report:

- See attached
Treasures report Motioned, Seconded and Passed.

Correspondence

- Attorney states that the homeowners are mandated to provide an address to board for correspondence.
- Labor law does not affect the HOA as Keith W. is a 1099 employee
- Change of public records in Jefferson County. Still shows Brenna Krier as the contact. Secretary to call and change to President, Jon Risbon.
- 5280#3 called about refinancing information. Secretary pointed homeowner to the website with all updated insurance information, By Laws and Covenants, and all contacts for HOA. Explained to homeowner that if a questioner is needed to have mortgage company email to Treasurer or Secretary.
- 5220#10 called for balance of dues, back fence not being fixed when dumpster areas redone, missing sprayer on hose and to water the grass under the soffit in the summer as homeowner will not be able to do so. Homeowners was provided balance due, explained that the fencing on dumpsters has not been done and will be discussed with President to fix when that time happens, it will be noted to whoever waters to make sure the grass is watered and as for sprayer can be asked if seen at meeting.

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- Letter from 5260#11 stating that a nursery for trees was found as 5280#7 is needed. The cost is \$60.00 per tree, would the HOA help pay for this. Discussed that the budget would have to be looked at to see what HOA can be paid and advise.
- 5260#11 asked what does Hills and Growing Green spray? What does Mile High Tree spray? Per Member at Large Hills and Growing Green does not spray. Mile High Tree sprays when needed.

Correspondence was motioned, seconded and passed.

Old Business:

- The garage doors done on 5220#3 and #4 are horrible.
- The middle section must be redone as it is leaning.
- HOA can use the \$3000.00 received to hire company to do work to make doors straight. Member at Large to ask Lonnie to bid the work.
- HOA needs to get letter from the company that did the work in the garages stating that they stand by their work.
- Dog poop not being cleaned up. Put in newsletter it is City Ordinance and can be fined or have picture taken when seen and put names in newsletter.

New Business:

- Exterior damage to soffits, gutters and facia need to be bid and done.
- If damage is on home have homeowner call Member at Large.

Open Forum:

- 5280#7 stated the facia is falling off on back and needs to be reattached. Member at Large to get bid with the other work to be done
- 5280#7 will get bid on a pergola as the porch roofs on 5260 are attached to siding and this can no longer be done.
- 5220#5 asked about the coloring of windows. Advised that they must be Almond to match siding.

Next 2017 meeting to be held on the _27th of March at 5260 Garrison Street #_9_ at 6:30pm

Meeting adjourned at 7:27_pm. Motioned, seconded and passed.

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Treasurer Report January Financials 2017

Account Balances:

Checking Account	1/31/2017: 115911.67 Brown Brothers check not cashed
Money Market Account	1/31/2017: 72028.65

Checks:

Since Last Meeting:

Hindman Sanchez – 115.00
 American Family – 3333.91
 Xcel – 279.99
 Waste Management- 626.65
 Woody Creek – 3000.00

Check Amount	Check Written tonight	What is the expense/concern
78.84	Michael Krier	HOA Registration - \$40.00 and 38.84 for files and file box and folders

Owner Letter: Beginning of the year generic mailing went out to people who have not sent in the correct amount for dues.

Handouts:

- Profit and Loss for January 2017
- Customer Summary

Houses for Sale:

None

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:

- Waiting for engagement letter from Accountant to send books for taxes.
- Brown Brothers called to find out where check was for work. Was mailed. Wait 10 days from meeting to see if received or another call. If not received cancel check and send certified mail.

END of Treasurer Report