

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of September 19, 2018

4 Board Members Present. Vice President did not attend as stated in Annual Meeting

3 Guests

Minutes take by: **Griffin Korosec.**

Meeting called at 5:50pm

## **Attendees:**

Stevie Songstad-May 5210#8	Genowefa M. 5210#7
Justin Harrold 5220#7	

## **Secretaries Report:**

**August 9, 2018** minutes motioned, seconded and passed. With on correction of September meeting date being the 19<sup>th</sup> not the 20<sup>th</sup>.

## **Treasurer's Report:**

Checking Account Balance as of 8/30/2018 \$24,545.93

Money Market Account Balance as 8/30/2018 \$52,970.76

Checks written since last meeting:

Keith Wickman 210.00	Waste Management 643.30
XCEL 259.57	HindmanSanchez 196.10
Brenna Krier(computer) 876.93	Hills 535.00
American Family 4493.60	

Checks written tonight:

Keith Wickman 185.50	Hindman Sanchez 196.00
Hills 637.00	Waste Management 627.95
Xcel 261.18	American Family 4494.30
City of Arvada(Water) 6525.84	Griffin Korosec(toner) 98.88
WoodyCreek Reserve 2000.00	Keith Wickman 85.50

Treasurer Responsibilities:

P & L for review	Add to website
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Homes for Sale	5250#6
Rental Percentage	18.5%
Audit	With Auditor. Must be done by 9-30-18
Property Sold 8-8-18	5260#4 sold for 265,000.00
Letters	5280#10, 5220#1, 5230#8 (2 of 3 paid as of this night)

Treasures report Motioned, Seconded and Passed.

## **Correspondence:**

- Board needs to address water usage as 5210 Garrison Street the whole unit nearly tripled the bill. Secretary will put in newsletter to check for leaks in each unit and if a problem is fixed to bring bill to the board to credit water bill. Board Members can walk around to each door and advise owners and renters too. This puts the HOA in tier 3 which is not good.
- Auditor to have audit done this week for taxes and will provide to Treasurer.
- Letters sent to those behind in dues. 20 sent total. 11 for dues behind not fees or interest. 9 to be sent by 10-10-18 with fees and interest.
- 5260#12 came to Treasurer to discuss why behind. Was provided info and paid.
- 2 title companies requested status letters. Sent by Treasurer.
- Insurance cancellation for HOA. The Agent did not receive requested information 6 months ago as request never received by HOA. Deborah Pearson working with HOA to keep insurance coverage. Vice President working with broker to find new company. HOA will look each year for better pricing. Not many companies will insure HOA's and if they do it is at a cost.
- Colorado Sewer called 9-12-18 and came out same day for jetting.
- Hills would like to trim bushes. Not in budget currently. Will look after insurance company is chosen.
- 5210 asked if trees in back could be taken down. Trees are there for foundation reasons.
- President contacted Waste Management as no pick up on Monday's per contract.
- President received call about apple picking. Told yes please take.
- Secretary asked same question by 5280 and told the couple to take what they could.

Correspondence motioned, seconded and passed.

## **Old Business:**

- Treasurer resigned in August. Will stay on through September to help HOA.
- Brenna Krier will be hired on to the HOA as financial bookkeeper. HOA will pay \$30.00 an hour for books and website only. Brenna Krier will remain off the checking account. This was decided by President as hiring an account would be up to 1700.00 each month and there is no info on how much a

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Property Management Company would be. Brenna Krier will provide the treasurer report to whom ever takes over the HOA position to read in the meeting. Brenna Krier will not be a contact. Homeowners and renters will be notified to contact the HOA Board Only with all questions. Board will due the deposit and status letters requested. All information is on the website and is available to all.

- Explained again in meeting that any homeowner that is willing to take over the position after being voted in must have dues up to date and will not have to pay dues but will receive 1099 at the end of the year for tax purposes.
- Brenna Krier will be writing up a book on how to be treasurer for the one that takes over. It does take time to learn the job.

## **New Business:**

- Taxes to be given to President to sign once returned for auditor.
- Newsletter will advise that owners can set up Bill Pay thru their bank to have dues paid direct from bank to HOA.
- President and Member at Large to do fall walk around
- Newsletter will advise that concrete will be patched and seal accordingly as full replacement cannot be done due to budgetary restraints.

## **Open Forum:**

- 5210 #8 brought up speed limit in complex as many are speeding through. Secretary to put in newsletter the limit and that it does need to be followed.
- Calls about parking spots and how some are turning three into four. Secretary will reiterate the rules of parking in newsletter and advise those with more vehicles to park along Garrison or 53<sup>rd</sup>.
- 5220#7 asked about fencing in back. Posts must match surrounding neighbors or what is in the complex and mark electrical lines and water lines. Next windows: must be almond colored. Screen door: must be black or bronze.
- 5210#8 asked about snow removal for complex as her husbands company handles snow removal. Asked for bid.
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Next meeting is the Annual to be held the 24th of October 2018 at 5:45pm at Lance Clausen's 5270#5 Garrison Street Arvada, CO. All are welcome to join.

**Meeting adjourned at 6:51pm. Motioned, seconded and passed.**