

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of April 24, 2019

3 Board Members Present at meeting time called. Vice President Out of Town

1 Bookkeeper Present

3 Guests: Marge Agler 5230#2, Sonja Hahn 5260#11 and Levi V, 5270#1

Minutes take by: **Griffin Korosec.**

Meeting called at 5:50pm

## **Secretaries Report:**

March 20, 2019 minutes motioned, seconded and passed.

## **Bookkeeper Report:**

See Attached.

Bookkeeper Correspondence:

- 1 house sold: 5220#1
- Letters sent to owners short on due checks
- Customer Summary provided
- P&L provided for March and quarter January through March 2019
- 5210#8 continuing to pay \$200.00 each month, \$30.00 toward arrears due.
- Letters sent to 5220#3, 5270#3(second letter), 5230#10(usually pays double),
- 5260#12 no letter as disputing pay, 5280#8(disputes), 5250#7
- April late dues will have letters issued June 10<sup>th</sup>
- Website up to day
- Software update done
- May have overdraft in account as several bills went through at once (water and
- Insurance). If overdraft fee board can discuss with bank to waive as this is the
- first one. No late fees came in all bills went through.
- No reserve fund check will be done
- Treasurer Instructions draft almost done and will be presented to board

Bookkeeper report Motioned, Seconded and Passed.

## **Correspondence:**

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- Status Letter Resolution Move In and Move Out Policy to Raise what is paid by mortgage companies voted on through Text Message by all members and revoked on 4-24-19 in meeting. Motioned, seconded and passed
- David Firmin, Attorney, sent policies to board...Resolution Regarding Move in and Move Policy
- Letters were sent to owners behind on dues to increase. 17 in all and most paid
- 5250#6 reached out regarding 4 months of dues not paid. Paid in full
- Board information to account this week of March 18, 2019
- Calls to President about dumpster fence and mattresses dumped by 5220#1
- Post office box renewal received
- 5230#4 sent empty envelope
- 5260#10 Soffit has broken
- 5260#8 gutter not repaired need to have done ASAP
- Concrete Contractors did not show to meet President.

Correspondence motioned, seconded and passed.

## **Old Business:**

- Board still looking for company to bid repairs or fixes that are needed on concrete on 5280.
- Vice President still has broker working to find better insurance for HOA

## **New Business:**

- 5270#1 was asked for bid on the dumpster fences by president as owner redoing the fence portion of backyard. Owner took down dumpster fence of 5270 and built it back up without bid. Board to discuss if owner to be paid for work done and materials. Board decided to have owner provide bill of material costs to go over. Owner did state he charges \$50.00 an hour for labor.
- 5270#1 did pick up the mattresses along 5220 and took them to dump. Board agreed to repay owner the amount spent. Check written for \$130.20 to Levi Versaw.
- Resolution Policy Regarding Move in and Move out procedure signed tonight
- Board did ask owner of 5270#1 if he knew of any concrete contractor's board could call for bid
- Spring Walk Around will be 5-22-19 at 5:15 starting at 5260#9 and meeting will follow if not too long.

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## **Open Forum:**

- 5260#11 cut down bush by 5220#4
- Rock terrace is falling along visitors parking and may need repair so as it does not become a hazard

Next meeting will be held the 22th of May 2019 at 5:45pm at Lance Clausen's 5270#5 Garrison Street Arvada, CO. Spring Walk Around Before meeting at 5:15pm to start by 5260#9. The Board welcomes all that want to come!

**Meeting adjourned at 6:42pm. Motioned, seconded and passed.**

