

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes May 17, 2023

Attendees:

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

Called to order @ 6:32pm

Secretary's Report:

Minutes are approved. *President makes a motion to accept the secretary's report; Vice President seconds; all accept.*

Treasurer Report:Treasurer Report:

Profit & Loss review

Net income \$6,450.76

Deposit Detail

Date Total Amount

4/10/23 \$5,324.00

4/10/23 \$2,523.00

4/25/23 \$1,156.00

4/25/23 \$759.00

Checking: Ending Balance as of 4/30/23 \$16,796.29

Money Market: Ending Balance as of 4/30/23 \$40,688.65

Regular Monthly Bills:

Description Monthly Total Notes

Hills Lawn and Grounds Care \$1,128.00

Waste Management \$887.78

State Farm Insurance \$3,402.08

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes May 17, 2023

Altitude Law \$230.00

Duty Free Pets \$108.34

Xcel Energy \$276.40

Virtue LLC \$551.25

USPS \$248.00

Ryan Hartzler \$39.80 Reimbursement

Ryan Hartzler \$228.75 Maintenance on Property

Water bill: Normal and stable

Property for Sale:

N/A

Property Sold:

N/A

Owners in Arrears:

5210 #1

5230 #4

5270 #1

5270#7

5220 #3

5230 #1

5230 #6

5250 #9

5220 #8

5220 #9

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes May 17, 2023

5220 #5

5210 #4

5250 #7

5250 #4

5230 #8

5260 #7

5280 #2

5280 #1

5230 #10

5220 #4

5250 #2

5230 #3

5210 #8

5220 #7

5280 #9

5260 #4

5230 #9

5260 #9

5280 #5

5250 #6

5230 #5

Rental Percentage is at 15.7%

Correspondence:

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes May 17, 2023

- **Correspondence:**

- o **4.20.23 Accountant sent detailed Ledger to Treasurer for anyone with an outstanding**

balance of more than 250.00

- o **4.23.23 Treasurer asked Accountant for most recent Contact list**

- o **4.23.23 Treasurer sent out 25 letters for outstanding balances**

- o **4.25.23 5270 #6 Email Correspondence about outstanding balance**

- o **4.26.23 COI Insurance received from Duty Free Pets**

- o **4.26.23 Treasurer reached out to old Treasurer(Brenna Krier) and spoke with her on**

the 4.3.23 about some of the treasurer duties

- o **4.26.23 received extension docs for audit**

- o **4.26.23 Treasurer emailed Accountant about Quickbooks version we are using**

- o **4.26.23 Emailed deposits to Accountant**

- o **4.26.23 Emailed Account for detailed ledger 5250 #9**

- o **4.27.23 Received Invoice from Altitude Law**

- o **4.28.23 Received detailed ledger for 5220 #4**

- o **5.1.23 Received detailed ledger for 5230 #2**

- o **5.3.23 Received detailed ledger for 5280 #3**

- o **5.7.23 5230 #3 asked for detailed ledger; 5.7.23 requested/received detailed ledger from Accountant**

- o **5.9.23 5350 #4 let us know they were going to replace fence**

- o **5.10.23 5270 #1 and 5250 #9 correspondence about past due and they are sending a check to bring their accounts current**

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes May 17, 2023

o 5.11.23 Deposits sent to Accountant

o 5.11.23 Emailed Board to see why Pinnacol Insurance isnt on auto-debit but State Farm is. Hasn't been set up

o 5.11.23 Backflow inspection set up

o 5.12.23 Accountant sent files for the month

o 5.12.23 Accountant sent detailed ledger for any outstanding balance over 195.00

o 5.12.23 Basement Leak 5260 #9 wanted contact info from neighbor and asked if this

was the Boards responsibility. President said it wasn't boards responsibility and that

we don't have a phone number for their neighbor. President suggested they should knock on the door and call a plumber.

o 5.15.23 Accountant asked if they could be set up to receive ACH Payments. I said it was a great idea and would speak with the board.

o 5.7.23 Spring walk around. Looked at cement that dropped between 5220 and 5230

President says it isn't up to code. Looked at window well and a pipe is in front of part

of the window well. Not sure what pipe is for

o 5.11.23 delivered detailed ledgers to 5280 #3 and 5230 #3

o 4.29.23 spoke with 5280 #3

o 5.11.23 received a letter in the mail addressed to plaintiff in lawsuit

Additional Correspondence:

- President
All other correspondence covered by other board members
- Vice President-

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes May 17, 2023

- All other correspondence covered by other board members
- Member at Large-
 - All other correspondence covered by other board members.

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

Old Business

- Fundraisers to be done. Possibly Little Caesars.
- Phase 2 and 3 of concrete project will be next spring and next fall or next year. On hold until structural problem addressed.
- Hit and run perpetrator still has not been caught.
- 5260 #8 has a broken spigot, will get vendor out to fix when it gets warmer
- Camera may be in budget due to taking the computer back. Stevie will go to Tmobile and see if we can get a sim card for the camera.
- Taxes and audit are going well. extension has been filed since audit will not be done in time.
- Signs for 5260 #8
- Zeroscaping/clover were discussed, looking into finding clover seeds
- Annual meeting will be August 10 at 7pm in visitor parking- refreshments will be offered- add to newsletter that we fortuitously have been offered grant.
- Bids came in for foundational repairs needed- most cost effective bid is \$13,000. Joan will call David 5/17 to see if vote is needed for immediate repair.

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

New Business

- Joan attended meeting for field behind 5260. Sounds like project has been green lit. 5260 will be getting new fence courtesy of townhome developer. Concerns and issues were raised at meeting with less than satisfactory answers. Townhomes developed will be rent only.
- Vice president, secretary, and treasurer are up for reelection. Julia and Joan will be running again. Genowefa will not be running for treasurer again.

President motions to accept new business; seconded; all accept.

July meeting planned to be skipped
Annual meeting to take place August 10 at 7pm

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes May 17, 2023

Meeting adjourned at 7:57pm: Motioned, seconded and passed.