

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of January 14, 2016 5260 Garrison Street #6

4 Board Members Present, Member at Large
out sick
Meeting called at 6:31pm

Attendees: Cindy Henderson 5230#3. Sonja Hahn 5260#11, and Angel Whitmore 5280#7

Secretaries Report:

December 16, 2015 minutes motioned, seconded and passed.

Treasurer's Report:

- Balance for: US Bank Checking(12/31)...\$17,474.75
- Money Market(12/31)...\$157,379.31
- Checks written at meeting:
 - Waste Management \$610.44(board to research new companies)
 - AMFAM(insurance) \$3542.66
 - XCEL \$306.72
 - Brenna Krier(toner, stamps, files)
 - City of Arvada \$3915.00(newsletter note for all to watch for leaks and if leaks fixed to provide bill to Treasurer as these months determine water billing/usage for summer)
 - HindmanSanchez (retainer and question) \$370.00
 - Woody Creek Reserve Fund \$1000.00
 - Hills Snow Removal \$755.00(snow)
 - \$490.00(snow)
 - Avery Pavement \$4133.00
- Owner rental percentage is at 26%
- P&L on website provided at meeting
- No houses for sale
- All owners in payment arraignment with HOA and Attorney are in compliance
- Treasurer requested permission to shred the 2007 files except for newsletters, minutes and taxes. Motioned, seconded and passed by the board at this meeting 1-14-16

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of January 14, 2016 5260 Garrison Street #6

- No letters sent for late dues.
- Ledger/books are up to date

Treasurers Report Motioned, Seconded and Passed.

Correspondence

- Aspen Reserve contacted Treasurer to advise that the study will be done soon
- Richard from Armour Roofing called to advise that the last payment is needed in order to capture the depreciation. Treasurer must have invoices to pay.
- 5260#3 contacted President about reimbursement of backdoor screen. The reimbursement was given to Armour Roofing and not paid. If owner continues to contact board President will pay out of pocket. President to call owner with status.
- 5260#1 contacted Secretary about the manhole cover of the water shut off sticking out of asphalt. A cone was placed on this cover and Hills to be contacted not to plow on the coned area.
- President and Member at Large to put cover in place in spring when warmer weather is available.
- Attorney to be asked about reimbursing board members for work done in complex
- Owner from 5280 contacted President about cars parking along street and affecting access to unit. President explained that the road is City of Arvada and either owner or renter will need to contact the city or authorities
- 5210#6 brought up concerns about visitor parking be abused. Issue on visitor parking to go into newsletter and explained to all that if parked there more than 48 hours the vehicle will be tagged and towed and this goes with those parked there during snow removal as this is overflow.

Correspondence was motioned, seconded and passed.

Old Business:

- Email sent to Bryan Head at American Family Insurance and it will be four months for proposal on new policy

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of January 14, 2016 5260 Garrison Street #6

- Vice President to contact other agent and companies for insurance for HOA
- No fall clean up done has been postponed
- Ice melt put out for owners. Blew away so is now by mail shed and will need to be refilled
- Member at Large to contact Avery Asphalt to get pricing for 2016 for asphalt and cement work plus, an engineer for a report to be done.

New Business:

- Red car in visitors parking to be tagged for towing by president. Will be towed in 72 hours if not moved
- Newsletter to advise about no parking in front of dumpsters or in fire lanes. If towed it will be at owner's expense.
- Website will have tab for board members to print reimbursement forms and a tab with the ledgers
- Proactive Idea for homeowners: If owner pays dues in full by February of the new year the owner will get a discount when dues go up theirs will remain the rate before or even if paid six months in advanced. This to be checked with attorney.
- HOA registration needs to be completed as it is not recognizing the payment on the login. Treasurer to call the state to see what is happening.
- Cement and Pavement vender selections are needed by March and or April to select the company to use. This has to be done as an owner vote will be needed to start in June or July. 2 more bids are needed.
- 1099's will be mailed out before 1-31-16

Open Forum:

- 5230#3 had question about the white ford parking in the visitor spot by 5220#1. It has been moved now to in front of garage. President to discuss with owner.
- 5280#7 asked board if she could cement the garden area in front of home when pavement is done. Board to discuss in April or May
- 5280#7 asked about tree replacement. Will wait for spring to replace and will not go for fruit trees. Schullhoff to replace.

WOODY CREEK HOMEOWNERS ASSOCIATION

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February 2016 meeting to be held on the 11th at 5260 Garrison Street #6 at 6:30pm

Meeting adjourned at 7:21pm. Motioned, seconded and passed.