

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of February 2018

All Board Members Present. Meeting called at _5:33pm_

Attendees:

Cindy Henderson 5230#3

Secretaries Report:

January 17, 2018 minutes motioned, seconded and passed.

Treasurer's Report:

Checking Account Balance as of 01/30/18 \$17243.42

Money Market Account Balance as of 01/30/18 \$47078.82

Checks written since January Meeting

- Woody Creek Reserve \$4000.00
- American Family Insurance \$80.00

Checks written tonight

- Hills(snow)\$655.00
- Waste Management \$564.53
- Hindman Sanchez \$196.07
- Hills(snow) \$367.50
- Xcel \$281.19
- Brenna Krier(DORA and envelopes) \$27.19

P&L updated and on website

Insurance: Treasurer received bill for \$8000.00. Called Tammy at American Family and there were two policies in place. One policy to begin 1-1-18. This has now been fixed and removed. Tammy provided what was owed and paid 2-3-18. Treasurer received call stating that \$70.00 was still due by 2-14-18 and was paid 2-15-18 so late again. Treasurer called back and only one due date of 3-3-18. HOA is not in trouble. The 80.00 due tonight is more than likely for director fees as it was not added. Will pay the correct bill tonight of \$4600.00.

No homes for sale

No refinances

Letters sent to: 5280#5 owner called and ledger settled

5280#9 called and will be sending in payment, only one month behind

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5230# letter sent
5210#8 called and will settle
5220#1 letter sent
5280#10 partial payment
5210#5 letter sent
5270#10 letter sent
5280#3 Paid

HindmanSanchez needed updated board information. Treasurer to send 5220#3 up to date. Asked attorney to stop legal fees. Letter will be sent asking as to why still coming out of dues

Budget has been amended showing legal fees. Motioned, seconded and passed

18.5% owner/rental

Treasures report Motioned, Seconded and Passed.

Correspondence:

- 5270# wrote letter to board of rat infestation coming through crawl space per exterminator. President will call owner over rats and discuss trash and feces in back yard. Rats are not HOA issue.
- Letter from 5270#4 about ice on front sidewalk of unit. On 1-26-18 grandchild fell on ice and received a concussion. Asking if shoveling is being done and ice melt being put down. Board to put in newsletter that there is ice melt for owners and renters to use by the mail box. Attorney will be contacted about issue for HOA protection
- President spoke with Hills driver about snow piling in front of 5230#10 and stated for them to stop and use visitor parking. Member at Large to call Hills to stop drivers to stop piling snow on Garrison. Board to look at new companies in June.
- 5280#8 wrote letter to board asking when concrete would be replaced by unit. Owner has been paying dues since bought property in 1991. Letter will be written advising that due to budget constraint from necessities in 2017 concrete will not be replaced in 2018. The concrete will be repaired, patched and ground as needed. Owners unit was repaired/patched in October 20175210#7
- Letter from 5270#7 asking to forgive late fees due to one month missed. There were no late fees to be forgiven
- 5210#2 had daughter text about gutter and ice issues(when melts and freezes hangs over). The gutter must be put back in place. Member at large has contacted Ronnie to do the work
- 5270#2 snapped a picture of a truck throwing away construction trash in dumpster. Has license plate number. Truck is a black ford 150. Member at Large to speak with owner and will contact authorities to have owner give statement.

Correspondence motioned, seconded and passed.

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New Business:

- President will buy new quick books for HOA computer. Treasurer will give information.
- Treasurer and Secretary will get together to buy supplies for HOA to keep to minimum. Will need toner, stamps(president), paper and envelopes.
- Look into new computer for HOA in 2019

Next meeting to be held on the 21st of March 2018 at 5:45pm at Lance Clausen's 5270#5.

Meeting adjourned at 6:34pm. Motioned, seconded and passed.