

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of Annual Meeting 8-11-16 at 7:00m at the Wheat Ridge Recreation Center

All Board Members Present

Meeting called at 6:32pm

Attendees: __Cindy Henderson 5230#3, Terry Maupin 5250#7, Michael Krier 5260#7, Joan Gallagher 5260#3, Julie Hyman Johnson 5250#4, Robin Liane 5230#4, Ashley Twining 52030#7, Sonja Hahn 5260#11 and Angel Whitmore 5280#7

Secretaries Report:

July 14, 2016 minutes motioned, seconded and passed.

Treasurer's Report:

- Checking Account(7/31) \$7,230.82
- Money Market(7/31) \$173,975.35
- Checks since meeting:
 - HindmanSanchez(legal fees and monthly payment) \$348.00
 - Waste Management \$524.98
 - Keith W. (maint/watering and grounds) \$493.50
 - Woody Creek Reserve Fund \$2000.00
 - Hills(mowing) \$427.00
 - Michael Krier(grounds maint/watering) \$70.00
- Checks written at meeting:
 - XCEL \$294.57
 - No Insurance Bill at time of meeting
- Owner rental percentage is at 20.0%
- P&L on website provided at meeting
- Two homes for sale 5230#5 and 5210#4
- 5220#3 is in payment arrangement with attorney
- Letter sent to 5210#4 as behind on dues. No late fees or interest
- Ledger/books are up to date

Treasurers Report Motioned, Seconded and Passed.

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Correspondence

- President spoke with relator on 5210#4 wants sliding glass door on upper deck. Are they grandfathered in? Can it be done?
- President received several calls from relators about insurance and information on HOA. Provided all with website.
- Attorney stated that the Asphalt and Concrete can move forward with the vote done.
- 5270#2 and 5270#3 are having conflicts and were told to seek help from authorities.
- Rebecca called from US Homes wanting to know if they buy the property 5210#4 can it be leased out for those leasing to buy later? To speak with attorney.
- 5220#2 wrote letter stating that there is a loose panel under gutter on second window upstairs south side. One nail is missing and it is barely hanging on. Homeowner had spoken with Member at Large but no response about when to be fixed. Member at Large has person to come fix problem. Must provide license, insurance and W9.
- 5230#8 and 5250#7 having issues with wasps in holes in gutters and just around house. Will go dormant in winter. Homeowners can spray.
- 5260#12 has hole in paneling that must be fixed when 5220#2 has panel reattached.
- Audit and Taxes are in process and will be done by 9-15-16 to mail in. Michael Herschfelt is the go to person.

Correspondence was motioned, seconded and passed.

Old Business:

- Paving vote done.
- Contract signed for asphalt and cement.
- Schedule work Brown Brothers projected started date is end of August.

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- Meeting of Homeowners and Renters at least 2 weeks before with information as to when start, when end and what to expect. Once known Date and Time will be sent by notification.
- National Neighborhood Night grant received and Ice Cream Social Done
- Reserve fund policies will be voted on by years end. Waiting for Reserve Study to be passed and voted in.
- Wording was corrected in Reserve Study. The \$7000.00 to the Reserve Fund will remain and per attorney, David Firman, the board must to their best.
- Grounds and Landscaping person found and being done. 5260#11 provided sheet of what needs done. Keith W. is to work with Member at Large and go to President with time card.
- Amount of 490.00 to Hills not double was paid
- 5220#1 dogs off leash spoken to by President.

New Business:

- Vice President working on insurance quotes.
- Will Speak with Deborah Pearson on policy now. Need to keep the deductible and not go with the percentage rate which is 2% each unit.
- Vendor letter, now on HOA website, for all vendors with our letter head stating who the board is and that we need a W-9 and proof of insurance.
 - Not all companies will comply
 - Proactive for tax time
- Hills to spray for weeds in cement or can Keith W. spray as weeds are out of control in front of Woody Creek Townhomes along Garrison.
- In newsletter for August, put in that all homeowners are strongly urged to shred all documents with important information on them before putting in dumpster. This is for safety.
- State again that dues will increase to \$152.00 1-1-17.
- 5210#8 children are out of control. Have been on the roof now 3 times with no parental supervision. Letter to be written to homeowner. Per news the owner is selling the townhome.

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- 5210 #1 the tree does not have ash borer. It will be \$750.00 to cut down and \$165.00 to grind the stump.
- Company will spray whole complex as it feels there is aphids and mites. This will be 325.00. Notice to be put around complex. Will be done by Mountain High.

Open Forum:

- 5260#7 asked why the chipped area of cement between 5270 and 5280 was not replaced by the City of Arvada when project done. This was the worst patch. Call to be placed.
- Huge discussion about the Rock Area in front of Woody Creek Townhomes. The area will need to be sprayed for weeds and continued to be cleaned out. There is no money in budget to make grass or add barrier with more rocks at this time.

Annual vote:

- The Annual Vote in 2016 is set for two new member to be voted in on as the Treasurer, Vice President and Secretary all have one year left.
- At the Annual Vote/Meeting the Treasurer, Brenna Krier, gave her notice that she will be leaving the board on August 31, 2016.
- The Annual 2016 Vote had position open now for a one year term as the Treasurer had one year to go.
- Michael Krier, Lance Clausen and Jon Risbon all put their names into the running.
- Votes were done, collected and counted by Terry Maupin 5250#7 and all three running were elected in by 20 votes.
- Positions will be decided at the September HOA meeting.

September 2016(date not decided at meeting due to schedule of new board member/will be announced in newsletter. Meeting to be held at 5260#9 @ 7:00pm.

Meeting adjourned at _8:10pm_. Motioned, seconded and passed.

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