

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes January 17, 2023

Attendees:

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

Called to order @ 6:33pm

Open Forum:

None

Secretary's Report:

- Minutes are approved

Correspondence:

- Joleen Bailey
- 5210 #1 on snow removal
- Joan McMenamin on HOA dues questions and updating info
- 5270 #9 on HOA dues
- 5260 #11 on website
- Genowefa on P&Ls

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

Treasurer Report:Treasurer Report:

Profit & Loss review

Net income \$375.71

Deposit Detail

Date Total Amount

1/3/23 \$1,267.00

1/3/23 \$3,666.00

1/12/23 \$1,448.00

1/12/23 \$5,297.00

Checking: Ending Balance as of 1/31/23 \$12,160.61

Money Market: Ending Balance as of 8/31/2022 \$34,175.40

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Regular Monthly Bills Description & Monthly Total:

Altitude Community Law \$1,226.50

Pyrtle \$50.00

State Farm Insurance \$3,402.08

Virtue LLC \$525.00

Waste Management \$1,106.05

Xcel Energy \$288.26

City of Arvada \$4,266.00

City of Arvada \$785.76

Duty Free Pets \$108.34

Hills Lawn Care \$1,130.00

Hills Lawn Care \$930.00

Stevie Songstad reimbursement \$150.78

Water bill: Normal and stable

Property for Sale: N/A

Property Sold: N/A

Owners in Arrears:

5230 #4

5210 #1

5230 #1

5220 #4

5270 #10

5230 #6

5230 #3

5220 #5

5270 #7

5230 #8

5230 #2

5220 #3

5230 #5

5280 #2

5220 #9

5260 #7

5230 #10

5270 #6

5210 #8

5220 #8

5280 #6

5270 #3

5280 #3

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5280 #5

5230 #5

Rental Percentage is at 15.7%

Correspondence:

• Emails:

- o Email about AirBnB 5280 #5 1.17.23
- o Asked Duty Free Pets for W9 1.20.23
- o Asked Allen Olivas(Concrete work) for W9 1.20.23
- o Provided Gary Accountant W9s 1.20.23
- o Emailed invoices to Gary 1.20.23
- o Margaret Herrea asked what the new HOA dues will be 1.20.23
- o Received W9 from Alpine Winds 1.22.23
- o Lance Hills Lawn care confirmed he could receive 1099 via email or mail 1.24.23
- o Asked President for the breakdown of the owners for and against increase of HOA dues 1.26.23
- o Sent Gary Accountant W9 for myself
- o Zoom Reimbursement to previous Treasurer 1.31.23
- o Emailed President about why certain items were removed 1.31.23
- o Emailed Altitude Law confirming new balance due
- o 2.1.23 Email about Republic Services Contract received
- o 1099 Reimbursement for Gary the Accountant
- o 2.2.23 5210 #1 emailed Notice of Intent to sue if fees aren't reversed
- o 2.2.23 Sent Deposits to Gary Accountant
- o 5210 #1 legal correspondence received and forwarded on to group
- o 2.2.23 Received notice from City of Arvada regarding Backflow
- o 2.4.23 Received W9 from Julia and sent to Accountant
- o 2.5.23 1099 Forms Received
- o 2.7.23 Emailed Attorney about Collection Process and New policies
- o 2.7.23 Joleen Bailey asked the breakdown of the owners who were for and against the increase
- o 5250#1 request sent to get garage door painted
- o 2.7.23 Audit service list of documents need and the price
- o 2.7.23 Small Claims order
- o 2.9.23 HOA Due breakdown 5220 #5
- o 2.15.23 asked about Due Increase from 5260#11
- o 2.17.23 5210 #1 Legal Correspondence
- o 2.17.23 5230 #2 Ice Removal was done by 5210 #1
- o 2.20.23 sent P&L to secretary
- o 2.21.23 asked Accountant for detailed reports

President moves to accept; secretary seconds; all accept

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Additional Correspondence:

- President –
 - Joleen-emailing altitude
 - Waste Management on overfilled container

- Vice President-
 - No additional correspondence not previously listed

- Member at Large-
 - No additional correspondence not previously listed

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

Old Business

- Fundraisers to be done.
- Phase 2 and 3 of concrete project will be next spring and next fall or next year.
- Hit and run perpetrator still has not been caught.
- AirBNB is being run on 5280 #5. Letter was sent asking to shut down, via Altitude lawyers, their AirBnBs are technically allowed via the wording in our covenants and they are not in violation. Wording needs to be updated.
- Someone to come out to see about sinking buildings (5260 and 5210). Reach out to vendors. Will most likely take priority over concrete project.
- 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.
- Our contract with Waste Management lasts so we are unable to switch to republic at this time.

President motions to accept old business; Secretary seconds; all accept. All old business tabled until March meeting.

New Business

- Budget meeting needs to happen-hybrid meeting and will take place after normal meeting
- Snow removal issue.
- Add be safe with snow to newsletter,
- Owners on arrears letters to be sent after \$ limit reached

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

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Next meeting is set for Tuesday, March 21, 2022 at 6:30pm; Budget meeting to start at 7

Meeting adjourned at 7:35 pm: Motioned, seconded and passed.