

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of July 13, 2017

President late but made it in. All board members present.

Meeting called at _6:37pm_

Attendees:

Cindy Henderson 5230#3

Secretaries Report:

June 22, 2017 minutes motioned, seconded and passed.

Treasurer's Report:

Checking Account Balance as of 6/30/17 \$48840.47

Money Market Account Balance as of 6/30/17 \$52054.70

- Transfer by President from Money Market to Checking of \$35000.00

Checks since last meeting

- Armour Roofing(first installment) \$10000.00

Checks written tonight

- Waste Management \$526.48
- Woody Creek Reserve \$1500.00
- Brenna Krier(website and email) \$241.66
- Brenna Krier(po box) \$46.00
- Keith Wickman \$493.00
- Griffin Korosec(stamps and paper) \$32.53
- Xcel \$268.10
- American Family Insurance \$3333.91

P&L updated and on website

Checks received day of meeting no letters sent

2 receipts from money orders for due received not the money orders, home owner to be called

2nd quarter on website

No homes for sale

18.5% renter/owner

Audit still in process

Letter from Pinnacol needing audit for Keith Wickman and hours worked

Insurance declaration received

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of July 13, 2017

Treasures report Motioned, Seconded and Passed.

Correspondence:

- Reverse Mortgage on building 1 Unit 7 letter received from party to complete
- 5280#10 updated address in HI
- 5230#4 updated address
- 5280#8 asked about concrete. Will be advised it is being actively researched
- Letter from City of Arvada that 5280 water consumption is reading high and not stopping for 24 hours
- Received bill from Growing Green again. Bill sent back to Hills to send from their company to HOA
- 5220#7 left barbeque out with remains on concrete. To be in newsletter to pick up.
- 5230#4 renter was spoken to about cleaning cars and washing chemicals down into water table. Was not aware of this and was suggested to use car wash if happens again.
- President spoke with renter of 5230#4 about gas and chemical smells coming from garage and running tools until late into the night.
- 5250#4 asked how to fix the back fence. Requirement if needed.
- Member at Large to discuss with Keith Wickman on working until midnight, to check water pressure of spicket on 5230#10, sweeping dumpster areas and missing grass while watering
- President to speak with 5220#4 about children leaving stuff out in front of home in walk way and to not play with the rocks in the yards of units

New Business:

- Vice President to contact attorney about deleting and keeping correspondence and how long to keep
- Form to be made for requests of homeowners to be online
- Tabs on website are being resized to fit all computers
- Pampas Grass to be cut by Keith Wickman
- Call Xcel about tree branches between 5220 and 5230
- Concrete bid will be done for repairs on 5280
- Matrix will be redone to show that glass windows, doors(home and garage) and screens are all responsibility of homeowner. Treasurer to adjust.
- Member at Large received bid for weed spray of \$140.00 by hills
- Member at Large to sit down with Keith Wickman and make a drawn-out plan of what needs to be done around complex

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of July 13, 2017

Old Business:

- No roof dates set
- Reserve Study Policy revised on page three. Will be published on website and voted on in August
- Revised Reserve Policy done. Will go over in July's meeting.

Open Forum:

- 5260#9 brought attention that the fascia and soffit in the back of home by kitchen window is pulling away from the gutter. Member at Large to call Lonnie to check out when doing repairs on other soffits. \$5000.00 transferred at the same time roofing money was for repairs by President. Board needs insurance and W9 before work starts.

Next meeting to be held on the 10th of August 2017 at 7:00pm in the visitors parking. This is the Annual Meeting.

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

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of July 13, 2017

Treasurer Report June Financials 2017

Account Balances:

Checking Account	6/30/2017: \$48,840.47
Money Market Account	6/30/2017: \$52,054.79

Checks:

Since Last Meeting:

Transfer from Money Market to Checking	\$35,000.00	Insurance
Armour Roofing	\$10,000	1/3 of our cost

Check Amount	Check Written tonight	What is the expense/concern
526.48	Waste Management	Trash
498.00	Hills	Mowing
1500.00	Woody Creek Townhome	Reserve Fund
195.00	Hindman Sanchez	Lawyer
241.66	Brenna Krier	Website
46.00	Brenna Krier	Corporate Report; Post Office keys
493.50	Keith Wickman	Ground Maintenance
32.53	Griffin Korosec	Paper and Stamps
268.10	Xcel	Power; street lights
3333.91	American Family	Insurance

Handouts:

- Profit and Loss for June 2017
- Customer Summary
- 2nd Quarter Summary

Houses for Sale:

None

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of July 13, 2017

Rental Percentage: 18.50% GOOD

0-20%	Owners can qualify for a convention or FHA mortgage loan
21-30%	Owners qualify for FHA mortgage loans
30%	Owners do not qualify for mortgage loans

Other Treasurer Topics:

- Audit has been turned in; extension filed; taxes and audit soon July
- No homes for sale

Correspondence:

Address update for 5280#10; 5230#4

END of Treasurer Report