

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of December 8, 2016 5270 Garrison Street #7

Vice President by phone

All other board members present

Meeting called at _6:33ppm_____

Attendees: Cindy Henderson 5230#3, Mark Kriegbauin 5210#4, and Sonja Hahn 5260#11

Secretaries Report:

November 21, 2016 minutes motioned, seconded and passed.

Treasurer's Report:

- See attached
- 5230#3 has not paid in two months is with attorneys for collections with liens and garnishments.

Treasures report Motioned, Seconded and Passed.

Correspondence

- No contact with Brown Brothers regarding garage doors on 5220#3 and #4
- Call from 5210#8 on Thanksgiving that car had been stolen with HOA dues for three months and to please not charge late fees or interest. Motioned, seconded and passed that no late fees or interest to be charged. Reminder letters to begin in January if no dues paid.
- Hills Maintenance sent collections letter due to postal mess up. Did not receive payment for October. This was taken care by Treasurer, called for correct address, and Hills was sent check. Will have Member at Large call to make sure current.
- Calls placed to HindmanSanchez for owner information on the garage door for 5220#3 as renters will not work with HOA and owner in collections for dues.
- New HindmanSanchez contract received. Went up to \$195.00 but does include checking audit, taxes, filing HOA with Dora, 90 minutes free for emails each month and still phone contact with no charge.
- No check from company for questioner on 5280#10 as owner refinancing. Was check is received questioner will be sent.

Correspondence was motioned, seconded and passed.

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of December 8, 2016 5270 Garrison Street #7

Old Business:

- 5220#2 down spout fixed and Denver Gutter will be out mid-January to fix the gap in the soffit.
- Hills did fall cleanup for leaves. Did not do southeast corner asked that it be done.
- Renters of 5230#3 not cooperating to have door fixed. Has too much stuff in garage. Will see if the garage door company or Brown Brothers can move stuff to have door fixed. Attorney will be called regarding owner.
- Bill for doors was sent out. HOA will ask that claim be reissued for movers.
- Switched down spout on 5260#11 to make sure it drains properly

New Business:

- Treasurer brought up idea of the Auto Dialer for renters and owners. This would blast emails or texts if problems occur as HOA has no contact for some owners and renters.
- Check with attorney to see if it is mandatory for all residence(homeowners and renters) to provide information to board.

Open Forum:

- 5260#11 stated that the tree for 5280#7 was not available on Arvada's tree list and will continue to look.

Impromptu Meeting January 22, 2017:

- The board met to sign contract with the City of Arvada for concrete work to be done on 5210 and 5280. The HOA would have to pay \$1107.60 and the remaining cost would be taken care of by the City of Arvada as this is shared concrete. The board motioned, seconded and passed the contract and was signed this day and paid in full. Contract was mailed January 23, 2017.
- The board on this day, January 22, 2017, signed the HindmanSanchez contract and mailed on January 23, 2017.

Next 2017 meeting to be held on the _31th of January_ at 5260_ Garrison Street #_7_ at 6:30pm

Meeting adjourned at _7:21__pm. Motioned, seconded and passed.

WOODY CREEK HOMEOWNERS ASSOCIATION
Meeting Minutes of December 8, 2016 5270 Garrison Street #7

Treasurer Report November Financials 2016

Account Balances:

Checking Account	11/30/2016 – Waiting for statement
Money Market Account	11/30/2016 – Waiting for statement

Checks:

Since Last Meeting:
NONE

Check Amount	Check Written tonight	What is the expense/concern
700.00	Hills	Clean up
70.00	Hindman Sanchez	Trash
50.00	Keith Wickman	Bonus
2000	Woody Creek	Reserve Fund
492.11	Waste Management	Trash
32.75	Michael	Labels, Stamps
Waiting for bill	American Family	Insurance
Waiting for bill	Xcel	Lawyer
NO CHECK Sent – bill arrived	Brown Brothers	Cement and asphalt between 5210/5220

Owner Letter:

5270#3:

5210#8: Victim of car theft

Handouts:

- Profit and Loss for November 2016
- Customer Summary

Houses for Sale:

Waiting for a check for questionnaire fulfillment

Rental Percentage: 18.50% GOOD

0-20%	Owners can qualify for a convention or FHA mortgage loan
-------	--

WOODY CREEK HOMEOWNERS ASSOCIATION
Meeting Minutes of December 8, 2016 5270 Garrison Street #7

21-30%	Owners qualify for FHA mortgage loans
30%	Owners do not qualify for mortgage loans

Other Treasurer Topics:

- Website will be completed by the end of the year.

END of Treasurer Report

Correspondence:

Letter for 5220#2 – Jean Wulf

Email about questionnaire

Hills sent a collection letter. The check for October was returned to sender even though the address was correct. All checks have been submitted