

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of June 26, 2019

All 4 Board Members Present

1 Bookkeeper Present

Guests: 5230#2 and 5270#1

Minutes take by: **Griffin Korosec.**

Meeting called at 6:17pm

Secretaries Report:

May 22, 2019 minutes motioned, seconded and passed.

Bookkeeper Report:

Checking Account Balance as of 5-31-19 \$11739.23

Reserve Fund Balance as of 5-31-19 \$67,008.10

No Checks Written Since Last Meeting

Checks Written tonight:

- Waste Management \$792.78
- Levi Versaw(reimbursement for fence material only) \$848.51
- Hills(mow) \$440.00
- Altitude \$265.00
- XCEL \$259.90
- American Family \$4,373.00
- Brenna Krier \$330.00

Bookkeeper Correspondence:

- 5230#for sale
- Consent letter received for status
- Letters sent to owners short on due checks
- Customer Summary provided and P&L provided
- 5210#8 continuing to pay \$200.00 each month, \$30.00 toward arrears due.
- Letters to two owners one second notice and one third notice with late fees and interest
- Auto Generated Letters will be implemented in August on the 10th.
- Bookkeeper cannot find file on how to be the treasurer. Will not recharge to put back together
- Audit with accountant
- Website up to date

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- No reserve fund check will be done
Bookkeeper report Motioned, Seconded and Passed.

Correspondence:

- Owners having issues with electronic bank payments
- Email from owners regarding past due dues answered
- Email from 5270#9 on the policies of website. Needed to know where they would be. Answered back not up as of the meeting
- Call from 5270#7 regarding dues and how much is due and if owner ever received the double pay back. Call back message left that all dues are paid in full some by the mortgage company and owner owes 6.00 for May and 165.00 for June
- Email from 5230#9 regarding loud music and smoke from marijuana and what can the HOA do. Email back to owner that they need to contact the authorities as it is in the back-yard area and home.
- Title companies are not providing By-laws and Covenants to owners or the amount of the dues. Welcome letter is on the website with all info and or board can send to new owner
- Bookkeeper asked to reup the website for \$239.88. Motioned, seconded and passed that she can and will be reimbursed.
- Altitude refund check deposited into bank
- 5280#6 passed away and now the checks are coming back closed. Fees and interest will be added, and letter sent
- There is a deposit box at bank that a board member can receive a key for to deposit after hours. Key sign out will be made.
- 5210#6 called about broken branch after wind and hail. Was taken care of by board
- 5210#8 was given talking about throwing cigarette butts over the back porch and told not to do again.
- XCEL light on back corner of 5270 stays on all the time. Call placed to have it stopped

Correspondence motioned, seconded and passed.

Old Business:

- Levi Versaw paid for materials on fence by dumpster
- Keith Wickman is back to due watering and some maintenance for board
- Walk Around Done for Spring

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- Put in newsletter about concrete and still looking for bids. Ask for recommendations.

New Business:

- Keith Wickman will have to do time sheets with Member at Large and have them turned in by the 15th and end of month to be paid
- No July 2019 meeting. Motioned, seconded and passed.
- Bookkeeper to find name of the tree cutting company used 2018
- Will have juniper tree in front of 5270 cut down as it is a nuisance.

Neighborhood Night Out Barbeque and Annual Meeting will be held the 8th of August 2019 at 5:45pm at 5260#7 Garrison Street Arvada, CO 80002. Spring The Board welcomes all that want to come!

Meeting adjourned at 6:46pm. Motioned, seconded and passed.

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Spring Walk Around 2019

- 5260#10 Soffit pulling away from front door area and over garage. Paint peeling
- 5260#12 concrete sinking front of garage
- Dead tree branches 5210#8 parking lot
- Backflow done
- 5210#1 fire hazard in back area of lower basement. Needs Letter
- 5210#1 tree branches are dead in the front tree
- Pines along Garrison need to be trimmed
- 5220#2 concrete by drainpipe is crumbling, when fixed wants her rocks to remain
- 5220#1 wanted tree by back fence to be taken out to make more space was told no by President
- Can organic spray be used by Hills/Growing Green on plant life as no warning was given about spraying for those with pets
- Siding issues middle of 5230 #5,6 and 7
- Cut juniper to big 5230#4
- Dumpster area needs new fence
- Tripping hazard by 5230 dumpster area due to concrete
- Water from 5230#3 flows and goes everywhere can pump be installed to move water elsewhere?
- 5230#8 needs gate in back yard
- 5260#9 branches low in front tree will fall or crack if big storm
- 5260#8 branch in front of garage
- 5260#2 needs big branch of tree to be removed. Will have to be slow and steady
- 5280 Concrete all needs to be done. Repairs will be done to keep up.
- 5260#1 corner by the garage and tree gutter needs to be fixed
- Trash and Boxes need to go behind the shed
- 5270#9 and #8 both need back fences and gates
- Soffit of 5270#2 back side dropping down
- 5280#1 needs door and garage painted correct color
- 5250#4&5 replace blue gutter
- 5250#9/10 and 8/7 concrete pads are not good
- 5250 2/3 gutters need to be fixed

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- 5250#1 no aluminum fold on windows
- Building letters and numbers need to be replaced
- 5250#6 tree branch needs to be taken down
- Soffit/facia by street side needs to be painted to protect wood