

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes January 17, 2023

Attendees:

- 1. President**
- 2. Secretary**
- 3. Treasurer**
- 4. Member at Large**
- 5. Vice President**
- 6. Jordan Green- 5210 #5**
- 7. Joanie McMenamin- 5220 #6**
- 8. Michele- 5270 #9**

Called to order @ 6:45pm

In person meeting option canceled due to no attendance and snow

Open Forum:

5270 #9- AirBnb is a nuisance and has caused damage and garbage specifically to 5270 #9 and #8

Amendment is supported. Would like to submit water saving tips

5220 #6- On the amendment, agreed to

but there is a concern about seniors in our community who are on a fixed income.

5210 #5- in agreement to amendment

Secretary's Report:

- Minutes are approved

Correspondence:

- Joleen Bailey spigot cost
- Board and 5280 #5 on AirBnB issue
- 5210 #1 on snow removal, fines, and sign
- Joan McMenamin on HOA dues questions and updating info
- 5270 #9 on HOA dues
- Waste Management on overfilled container
- Quotes on trash services
- 5210 #5 on meeting date, dues, and wanting meeting minutes
- Genowefa on budget

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

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Treasurer Report:

Deposit Detail		Profit & Loss Review	
Date	Amnt	Net Income: -7544.19	
Dec 12	3077.00		
Dec 12	3096.00		
Checking Acct Ending Balance as of December 31, 2022			
\$13,199.10			
Money Market Ending Balance as of December 31, 2022			
\$34,175.11			
Regular Monthly Checks:			
Virtue UC	\$525.00	Attitude Law	\$2485.50
Hills Lawn	\$11.35 -	Virtue UC	\$551.25
Dunham-Hinsdale	\$2750.00	Duty Free Pets	\$108.34
Hills Lawn	\$720. -	Genovese Menshug	\$543.00
Waste Management	\$1596.98		
Xcel Energy	\$284.98		
State Farm	\$1202.00		
Owners in Acreas			
5270 #3			
5230 #1			
5210 #1			
5270 #6			
5230 #4			

Correspondence:

5210 #1- emails regarding fees- We would like to work with him but he needs to understand policies

Accountant, statements and checks

President moves to accept; secretary seconds; all accept

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Additional Correspondence:

- President –
Office has been purchased for treasurer
See secretaries report
Booking community room
Brenna- dues
legal team
- Vice President-
 - David about AirBnb, move in and move out fee (there is a policy listed on our website)
- Member at Large-
 - Trash service bids (Republic, crush)
 - Lance Hill about snow removal

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.

President motions to accept old business; Secretary seconds; all accept.

New Business

- Budget discussed.
- Duty Free Pets to be revisited
- Camera may be in budget due to taking the computer back.
- Amendment discussed to raise dues 8% instead of 5%. Dues would be raised to \$195 if approved.
- Trash company has been voted on and approved to move to Republic with the condition that our contract with waste management.

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

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Next meeting is set for Tuesday, February 21, 2022 at 6:30pm

Meeting adjourned at 7:37pm: Motioned, seconded and passed.