

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of March 27, 2017 5260 Garrison Street #9

All other board members present

Meeting called at _6:35pm_

Attendees:

Brenna Krier 5260#7	
Sonja Hahn 5260#11	

Secretaries Report:

February 27, 2017 minutes motioned, seconded and passed.

Treasurer's Report:

- See attached
Treasures report Motioned, Seconded and Passed.

Correspondence

- Water bill for summer will be in the third tier. Bill will be \$6000.00 to \$7000.00 every three months. Add to newsletter for all units to check for leaks and if fixed to bring receipt to Treasurer
- If digging call City of Arvada for water lines and Xcel for power lines
- 5230#1 asked to hold meeting at their house due to sever allergies to animals and second hand smoke. President offered for homeowner to call in but will not.
- 5230#1 not happy about the dumpster areas not being kept clean. Will have Keith W. make sure picked up.
- US Bank called to speak to Treasurer about small business for on boarding. Told no.
- Vice President needs to speak with US Bank as the Reserve Fund for Woody Creek shows on her online banking due to the fact she is a signer on the Reserve Account

Correspondence was motioned, seconded and passed.

Old Business:

- President to get letter from Don's Garage Door Company to stand by their work done on 5220#3 and #4.
- Renter of 5220#3 threw the drywall out.

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- President to get address for owner 5220#4
- Tree planted for 5280#7
- HOA Website is done. Will be published by end of April. Board motioned, seconded and passed the new design of website as well as publishing.
- Engagement letter to send to Auditor to be signed by Treasurer tonight 2-27-17
- President needs to call XCEL regarding light pool. Needs light changed. Not done in January.

New Business:

- Spring Walk Around needs to be done. Put in newsletter if any problems with units to call Member at Large to look at during the walk around
- If damage is on home have homeowner call Member at Large.
- Treasurer will apply for the Neighborhood Night Out Grant for summer 2017. Would like to do hotdogs and ice cream. Motioned, seconded and passed to move forward by board.
- Member at Large to get new lock and keys for shed. Lock is busted

Open Forum:

- 5260#6 would like tree in front of home to shade. Tree was taken down as it was dead. Board can pay for tree if one found and lines marked before digging
- 5260#7 has brick work sinking. Will be discussed at walk around.

Next meeting to be held on the _13th of April. Will be a Walk Around as it will coincide with the Spring Walk Around beginning at 5pm at the T-Zone in front of 5260#7 and 5260#8.

Meeting adjourned at 7:42_pm. Motioned, seconded and passed.

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Treasurer Report February Financials 2017

Account Balances:

Checking Account	2/28/2017: 11969.29
Money Market Account	2/28/2017: 77533.23

Checks:

Since Last Meeting:

NONE

Check Amount	Check Written tonight	What is the expense/concern
238.06	Hindman Sanchez	Retainer
270.00	Hills	Aeration/Fertilize
4655.84	City of Arvada	Water/Sewer: 5270 the worst over 1000. 5220 and 5230 high as well
501.37	Waste Management	Trash
3333.91	American Family	Insurance
276.15	Xcel	Electricity
2500	Woody Creek	Reserve fund
259.00	Keith Wickman	Maintenance
62.24	Sonja Hahn	Tree

Owner Letter: Beginning of the year generic mailing went out to people who have not sent in the correct amount for dues.

Handouts:

- Profit and Loss for February 2017
- Customer Summary

Houses for Sale:

None

Rental Percentage: 18.50% GOOD

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

Other Treasurer Topics:

- Sign the engagement letter and get the audit to the accountant.

Correspondence:

- US Bank called to see if we need any extra services: Answer was no.

END of Treasurer Report