

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes December 12, 2023

Meeting called to order @ 6:36pm

Secretary's Report:

Minutes are approved. *President makes a motion to accept the secretary's report; Vice President; all accept.*

Treasurer Report:

Profit & Loss review

Net income for October \$5,671.13

Net income for November \$-1318.42

Deposit Detail

Date Total Amount

11.28.23 \$4296.00

11.28.23 \$2930.00

11.3.23 \$2725.00

11.3.23 \$4753.00

Checking: Ending Balance as of 11/30/23 \$16,061.28

Money Market: Ending Balance as of 11/30/23 \$40,699.83

Checking: Ending Balance as of 10/31/23 \$9,336.19

Money Market: Ending Balance as of 10/31/23 \$40,698.16

Regular Monthly Bills:

Description-June and July Monthly Total Notes

State Farm Insurance \$4086.16

Duty Free Pets \$108.34

Onofrey & Hirshfield \$2750.00

Hills Lawn and Grounds Care \$780.00

Morrison Backflow \$80.00

Onofrey-Audit \$2750.00

Altitude Law \$230.00

City of Arvada Water \$5,897.17

Waste Management \$3,638.53

Water bill: n/a

Property for Sold:

5250#3

Owners in Arrears:

5230 #4

5210#1

5230#6

5270 #7

5280 #3

5230 #1

5230 #8

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5220 #3

5260 #9

5280 #2

5270 #6

5220 #4

5220 #9

5220 #8

5220 #7

5230 #9

5210 #8

Rental Percentage is at 15.7%

Correspondence:

• Correspondence:

o 11.13.23 Oct Minutes sent out by Secretary

o 11.14.23 Accounting documents sent out

o 11.14.23 President sent Duty Free Pets invoice

o 11.14.23 Vice President sent correspondence to Board for 5260 #3

o 11.15.23 Contact List from Accountant

o 11.15.23 5270 #1 Invoice received for Rats they also need the area where the rodents are accessing blocked is this something we will do?

o 11.15.23 Detailed ledgers received from accountant

o 11.18.23 WM payment denied wrong acct info

o 11.18.23 Republic Services is ready to be set up. We cant sign up with them

because we just signed a 3 year contact with Waste Management at the beginning of 2023

o 11.21.23 Duty Free Pet invoice received

o 11.29.23 5270 #9 is selling

o 11.30.23 Altitude Law Invoice received

o 12.2.23 Terry Maupin said Ice in gutters outside of unit

o 12.4.23 Payment Processed for Waste Management

o 12.7.23 Email from Accountant going over various things

o 12.7.23 President sent me invoice for Pest Control

o 12.7.23 5260 #9 asking if HOA will pay for draft with door

o 12.8.23 Accounting documents sent out

o 12.9.23 5260 #11 sent email with questions

▪ 5260 sewer line cleared to prevent backup

▪ Oct minutes state leaves were cleared but she doesn't think that happened

▪ Is Genowefa still the accountant

▪ Sent multiple emails with no response (this is the only email I have from her)

o 12.10.23 Email Confirmation from City of Arvada Payments

Additional Correspondence:

- Secretary:

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- 5230 #1 has numerous concerns- Stevie and Genowefa reached out
- 5260 #11 had questions- Julia emailed back and Ryan will email again after meeting
- 5260 #9 concerned about entry door-Stevie reached out
- Terry Maupin concerned about leaking gutter
- President
 - Waste Management
 - All other correspondence covered by other board members
- Vice President-
 - All other correspondence covered by other board members
- Member at Large-
 - All other correspondence covered by other board members.

President motions to accept additional correspondence; Secretary seconds; all accept.

Old Business

- Fundraisers to be done. Possibly Little Caesars.
- Phase 2 and 3 of concrete project will be next spring and next fall or next year. On hold until structural problem addressed.
- Hit and run perpetrator still has not been caught.
- Camera may be in budget. Stevie will go to Tmobile and see if we can get a sim card for the camera.
- Zeroscaping tabled till spring due to grass dying.
- Joan attended meeting for field behind 5260. Sounds like project has been green lit. 5260 will be getting new fence courtesy of townhome developer. Concerns and issues were raised at meeting with less than satisfactory answers. Townhomes developed will be rent only.
- Dues will be raised 8% on January first bringing them to \$210
- Possibility of creating a QR code for the website.
- Possibility of HOA credit card.
- Gutter issues on 5260 #8 and brickwork.
- Gutter structural pillar
- Window well covers- no regular size will fit. Must be custom ordered.
- Rat problem by 5270 dumpsters have been taken care of. Invoice was sent and payment will be sent to homeowners
- Member at large called Arvada roofing and construction to clear gutters. Has not been done yet due to vendors not responding. Will be done ASAP
- Lance was not able to pick up leaves due to snow. Leaves to be removed 12/15.
- Gutters are still being worked on.

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- Need to prioritize finding new treasurer. Stevie will take on more in the mean time as well as putting more onto Gary.
- David advised that structural issue needs to be taken care of by homeowners in a timely fashion. Formal vote taken to send letters. All in favor.

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

New Business

- Ryan will start to remove snow from trash can lids
- Ryan will reach out to Lance to remind Hills to shovel a path to dumpsters.
- All documentation requested by 5230 #1 is available on the website via minutes
- Sewer in 5260 does not have known sewer backups. If 5260 #11 has backup issues we can discuss having someone come out.
- Concrete water gutter for 5230 #1 was supposed to be replaced by board 3 years ago. Ryan will look into finding and replacing.

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

Meeting adjourned at 7:26pm: Motioned, seconded and passed.

Next meeting set for January 16 at 6:30