

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of April 2018

4 Board Members Present. President Running Late. Meeting called at  
\_5:46pm\_

## **Attendees:**

Cindy Henderson 5230#3

## **Secretaries Report:**

March 21, 2018 minutes motioned, seconded and passed.

## **Treasurer's Report:**

Checking Account Balance as of 3/31/2018 \$22432.15

Money Market Account Balance as of 3/31/18 \$52085.11

Checks written tonight

- Hills(mow)\$270.00
- Waste Management \$851.18
- Hindman Sanchez \$195.00
- Jon Risbon(quick books/stamps) \$265.91
- Xcel \$276.51
- Brenna Krier(PO Box) \$140.00
- Reserve Fund \$2500.00

P&L updated and on website

No homes for sale

18.5% owner/rental

Audit is with the auditor

Treasurer will have to order checks and a new Woody Creek Stamp

Website payment of \$200.00 due to keep it up and maintained. Treasurer will handle

Treasures report Motioned, Seconded and Passed.

## **Correspondence:**

- Member at Large to contact Dan Morrison for back flow on 5210#8
- Treasurer behind on deposit as call was received asking why check not deposited. Treasurer stated owners can set up electronic bill pay with bank and bank will send check to HOA. Checks will go to mail box and never be sitting at Treasurers home.

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- Treasurer spoke with HOA Attorney about release of lien on 5220#3. Per arraignment the lien must stay after judgment paid for attorney fees. Treasurer to discuss if credit to be given for the fees on HOA side for owner. Lien will be released in July 2018.
- There is one owner close to going to attorney for lien and will be discussed if no payment received in May.
- 5230#4 owner will be moving and renting out townhome
- 5280#8 sent letter with new email and needing update of concrete (email sent to new address apologizing and explaining concrete issues)
- Email from 5260#11 about asking for \$50.00 for flower/tree. Owner was told it was fine and what is being done is making the homes better
- Discussed walk through of roofs after wind storm. HOA will look at roofs during spring walk around to see if any damage. HOA cannot have claim on insurance. If roofs need repairs it will be done.
- If ever a claim must be filed with HOA insurance...All Board Members must be there to discuss and vote no matter what.
- Secretary emailed 5250#7 about electrical meter repair and costs. Secretary advised that meter is owner responsibility and provided insurance matrix in email.
- Member at Large to call Denver Gutter about cleaning to advise HOA will clean gutters in fall.
- City of Arvada back flow testing of all crawlspaces/basements of townhomes: appointment was set by President and Adam Queen never showed. Adam Queen is a contractor hired by the City of Arvada.
- Reiterate in newsletter that the concrete/cement will not be replaced in 2018 as it is not in the budget and HOA is saving. Any repairs will be done.

Correspondence motioned, seconded and passed.

### **New Business:**

- Spring Walk Around, maybe after Memorial Day
- Crack in concrete between 5270 and 5280 will need to be repaired soon
- Watering: common areas will be checked after Mother's Day to see if watering needs to be done. Watering will be scheduled with Keith W. as needed.
- No raise for Keith W. Maintenance will remain at \$14.00 an hour.
- Member at Large to advise of wages and the payroll schedule for Keith W.
- Turn on sprinklers as needed for lawn behind 5210.
- Treasurer would like to apply for Neighborhood Night Out Grant for Woody Creek. Board Members agreed.

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Next meeting to be held on the 16th of May 2018 at 5:45pm at Lance Clausen's 5270#5.

Following meetings for June and August set. Agreed on 6-20-18 at 5:45pm at Lance Clausen's 5070#5 and Annual Meeting 8-9-18 at 7pm at Brenna Krier's 5260#7. Before the meeting that night will be Neighborhood Night Out at 6pm.

**Meeting adjourned at 6:26pm. Motioned, seconded and passed.**