

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of June 23, 2016 5270 Garrison Street #5

4 Board Members Present, Treasurer Out
Meeting called at _6:32pm_____

Attendees:

Secretaries Report:

May 19, 2016 minutes motioned, seconded and passed.

Treasurer's Report:

- Checking Account(5/31) \$13,023.16
- Money Market(5/31) \$169,946.81
- Checks written since last meeting
 - Checks written at meeting:
 - Hills: \$65.00
 - Waste Management: \$598.03
 - Xcel: \$293.11
 - American Family Insurance: \$3542.66
 - Hindman Sanchez: 185.00
 - Hills: \$490.00 – May mowing; 90 broadleaf spraying (are we being double charged)
 - Woody Creek Reserve Fund \$2000.00
 - Steve Gleason:
 - Brenna Krier:
- Owner rental percentage is at 21.4%; may be less after the sale of 5230#1. My understanding is owner occupied
- P&L on website provided at meeting
- 5220#7, 5230#1, 5230#5 all for sale, pending for June
- 5220#3 is in payment arrangement with attorney
- No letters sent for June
- Accounts receivable is less than 5% in arrears
- Audit and tax in process, the firm needs financial records which are being provided by the Treasurer.

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- Treasurer working with DORA to register HOA as the website will not let Treasurer pay – June update; still pending
 - 3 status letters requested
 - Cards for Steve's mom and aunt (Lori Gleason).
- Treasurers Report Motioned, Seconded and Passed.

Correspondence

- 5280#2: Owner wrote an email stating that many bushes on their building are dead or dying. They want to know if there is anything we can do about them.
- 5280#2: Owner wants to know when something can be done about the cement. Treasure stated that the paving project is the priority and then the cement.
- Talked to David about Steve, we can send the family flowers and cards, and if we want to send cash it's our own money.
- Sent some information to Aspen Reserve. They are asking the HOA to put too much money away starting in 2017. 7700 a month. We cannot afford that much. We need to start planning for the future so we need to consider raising the due with our limits so we can start saving for the future repairs.
 - I had them make a few adjustments and I still have more that I'd like them to alter. There wasn't a mention of the sprinkler system. They said we had 8 years on the gutters but we just had them all replaced. Edits to come. I will also run this through our lawyers as I'm still finding it hard to approve the Reserve Fund Policies.
- 5260#3 Joan Gallagher had some pipe work done a few years ago. I spoke to the company and I still haven't received the documents I requested in order to pay the bill. I asked for an invoice and w-g still haven't received it. Wrote the lawyer and he said that we are outside the lien requirements so can just want for the owner to get the paperwork to us.
- 5220#1 has requested some help to change out the filter on the furnace. He ask to be reached 702-327-5416. He works nights so if someone could leave a message.

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- NNO: National Night out is August 2, 2016. The city of Arvada will do a grant for about \$100.00 we can ask the fire department to attend. Also the police will attend. This is to bring neighbors together. Statistics show that when we know our neighbors crime rates reduce. The treasurer will organize and is requesting \$50 additional dollars for the event. <vote needed>
 - I would host the event in the commons area between 5220/5230 in the grassy areas.
 - I'm purposing to do hotdogs, brats, and chips and water/Gatorade.
- Received another reminder for the back flow. Its due on July 3, 2016.
 - Copies given to Griffin to show the board.
- Voting ballet totals: 11 YES 1 NO. 47 needed to pass. 36 more to go.
- Three ballots Returned to sender. 2 addresses bad, 1 is the address on file.
 - 5270#9, 5280#8 and 5210#5 returned
 - 5270#9, 5280#8 resent by treasurer
 - July 12, 2016 is the due date.
- Received insurance from Brothers, from Lance.
- Sent the account numbers and phone number to president for Xcel and Waste Management.
- 5280#7 and 5250#7 asked if the bushes in front of homes are dead and need to be pulled. Member at Large to look into issue.
- Motioned, seconded and passed to provide \$50.00 to Treasurer for Night Out.
- Backflow tested 6-23-16
- 5220#1 dogs off leash. Owners were told dogs must be on leash.
- President to talk to owners of 5220#1 about color of screen doors as they are red and do not go by the Bylaws and Covenants.
- Cornflakes were found by 5250#1 in the grass by the wall. No one is sure where they are coming from will keep watch for more food.
- Keller Williams called about 5220#7 to see if HOA was FHA. Told yes.
- 5280#8 called as Hills ruined her flag in the front that was in the lawn. Would like replaced. President or Member at Large to call to see what happened as there is no evidence to show what happened.

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- 5280#9 and #10 children playing in hoses all day. Not much can be done and it was for only one day.
- 5210#2 asked if back deck can be expanded. President looked at dimensions and told her yes by 10 inches as the deck cannot go into the other yards.
- 5270#2 not happy about reimbursement from Armour Roofing as they have yet to be. Owner was given all information on how to have it done.
- Call about loud voices from 5270#2 from 5270#3 to see if board could take care of.

Correspondence was motioned, seconded and passed.

Old Business:

- Letter for pavement vote when out and is due by July 12, 2016.
- HOA registration being handled with DORA as it will not allow to register online
- Taxes are in process
- Reserve Study in process as there are parts that need to be changed as they do not meet the HOA.
- No summer walk around done as of date of meeting

New Business:

- HOA need to replace maintenance person. President put up flyers and received a call from a worker at Armour that said he would water twice a week for \$100.00 each watering.
- President needs amount paid to maintenance person from Treasurer. Stated by board member that it was \$10.00. Need to see if can be changed.
- President to get the numbers of light poles to call XCEL to have lights replaced
- President called Waste Management regarding billing and contract. No contract signed by HOA since it was bought out by Waste Management in 2012. New contract will be sent to HOA with 4 dumpsters not three as originally stated so it will go up.
- Secretary to add noise ordinance, leash law and feeding animals in June Newsletter.

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Open Forum:

- 5260#6 would like to have tree replaced in front. Member at Large will look at prices and speak with Treasurer about budget.
- 5250#7 needed to know about air systems. Was told that no swamp cooler can be on roof and can only be in windows with secured frame. Owner can go with air conditioner that will be placed in back.
- 5250#7 would like bid from company doing concrete for 5210 and 5220 as she would like to have the back portion redone.

Next 2016 meeting to be held on the _14th of July__ at 5270__ Garrison Street #_5_ at 6:30pm

Meeting adjourned at _7:35__pm. Motioned, seconded and passed.