

WOODY CREEK HOMEOWNERS ASSOCIATION

Annual Meeting Minutes August 11, 2022

Attendees:

1. **President- Stevie Songstad-May**
2. **Secretary-Julia Culver-Ferguson**
3. **Vice President (via zoom)- Joan Gallagher**
4. **Member at Large- Christopher Ryan Hartzler *Henceforth called Ryan**
5. **5210 #7, #1**
6. **5260 #12, #9**
7. **5250 #7**
8. **5220 #8, #5**
9. **5230 #6, #9, #7**

Called to order @ 7:03pm

Secretary's Report:

- Minutes are approved

Correspondence:

- Solar Panels
- Issues with tree trimming damage

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

Treasurer Report:

Profit & Loss review

Net income \$-3,655.21

Deposit Detail

Deposit 07/16/2022 5,215.32

Payment 8710 06/27/2022 5280#8 Seiler, Dianna -200.00

Payment 2028 06/27/2022 5230#1 Spanitz, Sonia -267.50

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Payment 195161233 06/27/2022 5260#8 Lennon, Erin -181.00

Payment 1501078 06/27/2022 5230#7 Sparhawk, A... -181.00

Payment 100045 06/29/2022 5260#7 Brenna Krier -181.00

Payment 82-504/1070 07/01/2022 5230#4 Bolton, Kendall -372.82

Payment 4407 07/01/2022 5280#7 Whitmore, A... -1,086.00

Payment 1209 07/01/2022 5210#7 Mensching, ... -1,086.00

Payment 5767 07/01/2022 5220#6 McMennami... -181.00

Payment 2948511 07/01/2022 5270#4 Pisano, Juan... -210.00

Payment 7924 07/02/2022 5270#7 Ramsey&Ma... -183.00

Payment 2029 07/04/2022 5270#1 Versaw & He... -181.00

Payment 2029 07/04/2022 5250#9 Douglas Ver... -181.00

Payment 1347 07/04/2022 5230#8 Herschfeldt, ... -362.00

Payment 2884155476 07/05/2022 5250#7 Maupin, Terry -181.00

Payment 90009 07/05/2022 5280#1 Brunnermer, ... -181.00

TOTAL -5,215.32

Deposit 07/16/2022 3,077.00

Payment 766977610 06/22/2022 5220#5 Durston, Pau... -181.00

Payment 767372960 06/24/2022 5220#1 Devisser, Ha... -181.00

Payment 767472461 06/24/2022 5230#10 Clemons, S... -181.00

Payment 767137783 06/24/2022 5250#6 Moline, Nicole -181.00

Payment 767388084 06/24/2022 5250#5 Scott, Andre... -181.00

Payment 767130024 06/24/2022 5260#6 Scott, Sarah -181.00

Payment 767973215 06/27/2022 5210#4 Kibler, Matth... -181.00

Payment 3240369 06/27/2022 5260#9 Ariel Zach -181.00

Payment 18135338 06/28/2022 5280#5 Reed, Dustin... -181.00

Payment 768312482 06/30/2022 5250#4 Jose L Rodri... -181.00

Payment 1977867 06/30/2022 5210#5 Klupar, David -181.00

Payment 5131 06/30/2022 5280#10 Markley, Cri... -181.00

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Payment 6377 07/01/2022 5280#9 Sawaged, N... -181.00

Payment 3021204 07/01/2022 5280#6 Sarah Engel -181.00

Payment 5060 07/01/2022 5230#9 Altermatt & ... -181.00

Payment 18862577 07/05/2022 5220#8 Alexander B... -181.00

Payment 18990791 07/06/2022 5210#2 Azab, Janice -181.00

TOTAL -3,077.00

Deposit 07/16/2022 3,077.00

Payment 183 06/14/2022 5210#1 Herrington, ... -181.00

Payment 4596 06/21/2022 5270#8 Stang, Robert -181.00

Payment 631685 06/24/2022 5280#4 Joleen Bailey -181.00

Payment 154 06/27/2022 5260#2 Jason Scott ... -181.00

Payment 2108 06/27/2022 5210#6 Smith, Michael -181.00

Payment 1156 06/28/2022 5250#1 Lempka, Mark -181.00

Payment 264 06/28/2022 5250#2 Owens Marvin -181.00

Payment 7058 06/30/2022 5250#10 Hyatt, Robert -181.00

Payment 1473 06/30/2022 5230#3 Robert Banks -181.00

Payment 11656 06/30/2022 5230#2 Agler, Marjorie -181.00

Payment 3129 07/01/2022 5250#8 Nguyen, Anh... -181.00

Payment 2397 07/01/2022 5220#4 Zundel, Tho... -181.00

Payment 1492 07/01/2022 5260#5 Hadziselimo... -181.00

Payment 179 07/01/2022 5220#9 Biere, Micha... -181.00

Payment 3305 07/01/2022 5220#2 Wulf, Jean -181.00

Payment 19-389465118 07/05/2022 5260#10 Rogers, Mikel -181.00

Payment 153 07/10/2022 5210#1 Herrington, ... -181.00

TOTAL -3,077.00

Checking: Ending Balance as of 7/31/2022 \$24,561.70

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Money Market: Ending Balance as of/31/2022 \$69,173.17

Regular Monthly Bills:

<u>Description</u>	<u>Monthly Total</u>	<u>Notes</u>
Hill's Landscaping	\$	
Altitude Community Law	\$	
Ground Maintenance	\$	
State Farm Insurance	\$	
Virtue LLC	\$	
Waste Management	\$	
Xcel Energy	\$	
City of Arvada	\$	
Duty Free Pets	\$	

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Checks written and approved since last meeting:

Amt.	To:	Description
\$48.75	Keith Wickmann	Grounds Maintenance
\$70.00	Morrison Backflow	
\$264.73	Xcel Energy	
\$142.50	Keith Wickman	Grounds Maintenance
\$273.75	Ryan Hartzler	Grounds Maintenance
\$1,071.36	Waste Management	
\$479.76	Kristin Bueb	Godaddy renewal reimburse
\$108.34	Duty Free Pets	
\$200.50	Altitude	Legal

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\$525.00	Virtue LLC	Bookkeeping
\$100.88	Ryan Hartzler	Reimbursement
\$87.00	Julia Culver-Ferguson	Reimbursement
\$4,831.58	City of Arvada	Water
\$802.38	City of Arvada	Water
\$263.98	Xcel Energy	
\$453.39	Ryan Hartzler	Grounds & Reimbursement
\$1,096.00	Hill's	Landscaping & cleanup
\$336.41	Ryan Hartzler	Grounds & Reimbursement
\$1,046.60	Waste Management	
\$6,301	Hill's	Trees & Landscaping
\$108.34	Duty Free Pets	
\$200.00	Altitude	Legal

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Water bill: Slightly higher than this time last year

Property for Sale:

5260 #6 listed \$400,000

5230 #5 listed \$370,000

5220#10 listed \$350,000

Owners in Arrears:

5210 #1 *no contact*

5230 #1 *unagreed payment plan*

5230 #4 *payment plan pending*

5220 #3 *payment plan pending*

5230 #6 *not sure*

5220 #10 *under contract*

Rental Percentage is at 15.7%

Correspondence:

- Emails:
 - Periodic report email reminder
 - Board thread on grills and smokers
 - Altitude invoice July
 - 5230 #1 re: dues in arrears

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- Godaddy renewal receipt
- Duty Free Pets invoice July
- Virtue Invoice July
- 5210 #3 alerting to delayed July payment
- 5220 #3 re: dues in arrears payment plan
- Board thread on sprinklers
- 5260 #9 re: water valve
- 5250 #6 re: ledger balance
- Altitude, Sheridan Classick re: new HOA legislation package offered by Altitude
- Board thread re: trees
- 5260 #6 status letter request
- Altitude invoice August
- 5260 #9 solar panels
- Duty Free Pets invoice August
- Forwarded from President re: parking, overfilled trash alert, porch ornamentation

President moves to accept; secretary seconds; all accept

Additional Correspondence:

- President –
 - Solar Panels
 - Tree timing damage issues

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- Vice President-
 - Spoke to David

- Member at Large-
 - Solar Panels
 - Maintenance
 - Tree trimming issues

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

Old Business

- Concrete project is being revisited
- Tree timing complete

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

New Business

- Exterminator to come out
- Clover seed to fill in dead patches
- Treasurer position to be filled

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

Open Forum

Exterminator

Solar Panels

Parking Issues on 5210 #1

Hole in sprinkler behind 5210 #1

Field behind 5260 is remaining a field. City of Arvada has vetoed project

Siding issues

Clover replacement to lawns discussion

Treasurer position to be filled

Possible discussion of vinyl patches for cracks in concrete

Hills will be doing snow removal this winter

Election-

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President, member at large, and treasure positions to be filled.

Candidates are Stevie, Jon, Ryan, and Genowefa

Voting took place

Stevie, Ryan, and Genowefa Mensching have been elected

Next meeting is set for Tuesday, September 13, 2022 at 6:30pm

Meeting adjourned at 7:31pm: Motioned, seconded and passed.