

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of June 22, 2017

4 Board Members Present, Treasurer Called In

Meeting called at _6:33pm_

Attendees:

Cindy Henderson 5230#3
Sonja Hahn 5260#11
Marc Sandoval, Armour Roofing

Secretaries Report:

May 11, 2017 minutes motioned, seconded and passed.

Treasurer's Report:

- See attached
 - Board motioned, seconded and passed that the Treasurer purchase the new version of Quick Books for HOA.
- Treasures report Motioned, Seconded and Passed.

Correspondence:

- Member at Large to speak with 5270#4 about parking issues as friends and homeowners parking along back fence of 5280 and double parking by unit. Will be told if parked in either spot will be towed.
- Many questions about HOA Insurance. Information on HOA agent to go out in Newsletter.
- Reminder of parking spots to be in newsletter.

New Business:

- Vice President to ask Attorney how long must the correspondence be kept by the HOA.
- All homeowner requests to change or do work on unit, if it effects what is in the By-Laws and Covenants, must be submitted to the Board in writing. This information to be in the newsletter.

Old Business:

- Bid for dumpster area to be fixed, cement and pickets, was incorrect. Person that bid forgot the cost of pickets and the bid is now \$6400 to \$8800. The bid will be tabled at this time due to roofs.
- Revised Reserve Policy done. Will go over in July's meeting.
- No PO Box Keys done at this time for HOA members

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of June 22, 2017

Open Forum:

- 5260#11 asked if and when the tree by 5210#1 would be taken down. Per Member at Large the tree is in okay shape and the unit owner requested it not to be cut down. Suggested that the owner have to sign agreement that if the tree falls on car, person, or unit owner will not sue HOA as tree is a liability. Vice President to ask attorney.
- 5260#11 stated the pampas grass along 5210 back gates has not been cut. Member at Large to ask Keith W. to take down.
- Power lines are running between trees 5220 and 5230. Member at Large to call Xcel to see if branches or trees can be cut.
- 5230#3 asked about red screen door of 5220#1. At this time permission was given for the door by a board member and it has been over year. If permission given by a board member it stands.
- Brought up again by all that dogs are off leash and poop is not being picked up. Newsletter again will have Arvada Laws on dogs and cats.

Next meeting to be held on the 12th of July 2017 at 5260 Garrison Street #7 at 6:30pm. Date was changed to the 13th due to conflict about a week later per board member agreement.

Meeting adjourned at 7:44pm. Motioned, seconded and passed.

Roofing:

- The 2% wind and hail in the HOA Insurance Policy is for the value of each unit, not the whole complex.
- With this the HOA would pay 50% of the deductible.
- There is 40-50% damage of roofs on each unit, including the matting
- Will not be able to do all of the roofs with this policy as funds are limited
- Will have to choose which units have the most damage
- President asked if the HOA could do a special assessment on each unit or all units. Can be done but many of owners are on fixed income.
- The roof total cost is \$406,411.85. The total deductible just to fix the roofs and no other areas(gutters, doors, screens, etc) would be \$161,347.24
- Depreciation of would just be asked for roofs only
- Marc Sandoval from Amour stated the company can work with HOA and HOA can pay \$50,000.00 for the roofs to be done. This is half the deductible.
- The recoverable depreciation is \$19,947.50 for roofs only
- American Family to send \$209,866.54 to HOA for roofs to be fixed

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of June 22, 2017

- The roofs per Marc Sandoval would be done legally through insurance
- Contract is good for 15 days
- Roofing time would be less due to one layer on each unit.
- Less of a mess
- President asked if Marc Sandoval could speak with Supervisor to see if the price could be lowered due to limited funds.
- Marc Sandoval called this night and was told HOA would have to \$30,000.00 only, less than deductible.
- Proposal left by Marc Sandoval for board to vote on
- Permits are paid for by insurance
- Supplements may occur
- Prepared to start in 3 weeks
- Pay plan can be set up. Pay 25% at contract, 25% when supplies brought in, 25% when depreciation is received and 25% when HOA has the permits.

Emergency Meeting of the HOA June 25, 2017 at 10am at 5260#7

- Claim checks received from American Family
- HOA would pay out of pocket \$30,000.00 for roofs
- Gutters would be done by HOA only if affecting water flow
- Not replacing screen doors or garage doors with hail damage
- HOA can allocate claim money as necessary, which is the roofs
- Depreciation would only be requested for the roofs
- With the depreciation, claim money and the HOA paying \$30,000.00 the roofs can be done and will be covered.
- Roofs have to be done as claim has been filed. Cannot file another claim if happens again and not fixed
- The concrete on 5280 can be fixed, no replaced this year due to the damage of roofs. Reserve fund must be built up over the rest of this year and into next. Member at Large can get bids for patching and fixing concrete and cement
- HOA has to try to keep reserve fund high as if a storm happens again HOA will be paying full deductible of \$161,000.00
- Money will be moved from reserve fund to checking to pay the \$30,000.00 and \$5000.00 for soffits and fascia for total of \$35000.00. Motioned seconded and passed by HOA Board
- Soffits and fascia need to be fixed from walk around. Bid is for \$5,000.00
- Board to prioritize what must be done in July's meeting
- Actively working on concrete
- Dumpster repair to be tabled at this time
- HOA may receive backlash of roof replacement from homeowners as no vote was sent out.
- HOA Board members motioned, seconded and passed to sign the contract for Armour roofing and have just the roofs replaced.

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of June 22, 2017

- Vice President did want to advise that the matrix done by board for what each party pays on unit needs to be revised to show that owners pay for screens and windows on unit not the board.
- Treasurer wanted to add that Hill's subcontracts out Growing Green to do work and Growing Green bills HOA not Hill's, this has been taken care of as HOA has all of Hill's information and Hill's has been contracted by HOA and they must bill HOA

Meeting adjourned at 10:29am