

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of November 14, 2018

All Board Members Present.

1 Bookkeeper Present

0 Guests

Minutes take by: **Griffin Korosec.**

Meeting called at 5:51pm

Attendees:

Secretaries Report:

October 24, 2018 minutes motioned, seconded and passed.

Bookkeeper Report:

See attached.

Bookkeeper report Motioned, Seconded and Passed.

Correspondence:

- Call to President from Mortgage company about common grounds of Woody Creek.
- American Family called to come out to take pictures of Woody Creek for insurance purposes.
- Bookkeeper received status request on 5270#7. Consent form sent to owner.
- 5280#8 evaluating back dues with Bookkeeper and will work to reconcile.
- HindmanSanchez changed name to Altitude.
- 5210#6 called regarding water bill. Asked if it had to do with the watering twice a day along 52nd.
- 5210#6 stated sons' vehicle was hit with stray bullet from road. Police called.

Correspondence motioned, seconded and passed.

Old Business:

- Member at Large and President to take check list for walk around of complex to check certain areas. Check list to be done by board.
- Gutter cleaning set for 12-6-18
- Taxes signed and mailed
- Leak of automatic sprinkler along back of 5210 was fixed by Hills in the summer

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- If water bill does not go down President will take stethoscope to each unit to hear any leaks.

New Business:

- Newsletter will discuss burglaries during holiday season and to keep all homes locked up during the day and night.
- Board motioned, seconded and passed to keep American Family as insurance for 2019, though text and call 10-30-18 with three Ayes, as payment had to be to insurance company by 11-1-18. Board will continue to look for other agencies.
- Board will handle any roof issues due to wind or hail before contacting insurance to file claim. Must be decided by all members as to what happens.
- Budget for 2019 will be on website at: www.woodycreektownhome.com

November 14, 2018 Budget Meeting:

- Budget will be very tight in 2019
- Budget for areas of maintenance and supplies had to be lowered to make sure enough was set aside for water and trash bill
- Repairs will be handled on a needed basis
- Thought to help HOA were brought up by Bookkeeper:
 - Going into a CO-OP with another HOA to be on the same insurance plan
 - Change the By-laws and Covenants to have a Capital Buy in added for new owners coming in. The buy in by new owners would go to the Reserve Fund. Per attorney that can be done. HOA would need 66% approval by owners of Woody Creek now to change By-Laws and Covenants.
- With bills becoming higher and if changes not happening HOA could be absorbed by larger HOA or a Management Property would have to take over.
- On this night the Board of Woody Creek motioned, seconded and passed that dues would go up to \$165.00 beginning 1-1-2019.

Budget for 2019 motioned, seconded and passed.

Next meeting will be held the 19th of December 2018 at 5:45pm at Lance Clausen's 5270#5 Garrison Street Arvada, CO. All are welcome to join.

Meeting adjourned at 6:44pm. Motioned, seconded and passed.