

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of September 21, 2021

Attendees:

1. **President**
2. **Vice President**
3. **Secretary**
4. **Member at Large**
5. **Bruce Savett**
6. **Ward Ritter**
7. **Bonner Gilmore**
8. **Ashley Sparhawk**
9. **Jeff Irvin**
10. **Zane Ross**

Called to order @ 6:31pm

Guests:

Ward, Bruce, Bonner, Zane - Proposed development on property to the East

Condition of the property line fence has come up in past and what to do about it. Association is the jurisdiction regarding these conversations, not the individual property owners, correct?

Typically individual owners are responsible for fence maintenance, but since this affects the entire group, the association will take it to all, and we have to provide 30 days for a decision.

They want to propose that they replace the fence at their expense during the project - a 6-foot privacy fence, cedar. They would also straighten the fence line as well.

They anticipate this might be some time next year, and we would have to work together to coordinate the replacement and plan for takedown and replacement (esp. When it comes to animals)

Just the long line would be replaced/proposed, not fences in between units

Request: write up a formal proposal that we will post to homeowners, and then we have to provide 30 days from the time we post it

They've completed a traffic study, they believe the recommended a stop sign at certain intersections, and ultimately it's up to the City

Action Item: ensure new development's website link is on the association's webpage for homeowners to consult

Jeff Irvin - Precise Concrete

The new board has to discuss the concrete project, and then we will follow up with the company.

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Secretary's Report:

No report with new board transition

Ashley will transfer all documentation to new Secretary

Treasurer Report:

Treasurer report from 9/21/21

May Profit & Loss review

Checking: Ending Balance as of 8/31/21 \$8,501.49

Money Market: Ending Balance as of 8/31/21 \$82,166.79

Regular Monthly Bills:

Altitude Community Law	City of Arvada \$6,315.67
Waste Management \$834.70	Excel Energy \$590.69+\$294.82 = \$885.51
Bookkeeping-1 st week of the month Virtue LLC 9/1/21 \$500.00	State Farm Insurance
Alpine Winds Landscape & Maintenance, Inc. \$1,135 on 9/7/21, \$1,135 on 9/17/21 for October, \$117.75 for landscape fix and \$890 tree replacement = \$3,277.65	Rocky Mountain Snow removal and Landscaping
Ground Maintenance	Duty Free Pets \$529.20
Colorado Pest Management \$1975	Denver Gutter \$900+\$255= \$1,155
Morrison Backflow \$70	Ashley Baker \$45 watering
Ashley Sparhawk \$10	

Checks written and approved since last meeting:

Checks to be signed:

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Water bill: Normal and stable

Property for Sale:

5260 #12

Owners in Arrears:

5220 #8

5220 #3

5230 #4

5260 #9

Rental Percentage is at 17%

Correspondence:

None

President makes motion to accept the treasurers report; Secretary seconds; all accept.

Additional Correspondence:

- President –
 - Water bill
 - Wasp removal from multiple
 - 5210 #4 confirming dues payments
 - 5230 #6 about accident involving 5220 #1
 - 5260 #8 about packages stolen
- Vice President –
 - Altitude Law
- Secretary
 - Wasp mitigation
 - 5270 #9 - mysterious food delivery worked out
 - 5210 #5 - asked about renting out unit, forwarded to Stevie
 - 5210 #4 - how to pay dues/set up autopayment looped in Stevie
 - Upset about profanity on flag at 5230 #6

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

Old Business

- Groundskeeping –
 - Keith was reimbursed for some extension cords and clamps that were no longer working, we're trying to keep it at 10 hrs/week

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- Concrete –
 - No further discussion at this time, plan to discuss at next meeting
- Hit & Run at 5220 –
 - A bid was received and approved for \$5,300 for exterior
 - Studs out brick damage will be addressed with brick/concrete work
 - Michael will have a conversation with the homeowner about homeowner responsibilities

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

New Business

- Future meetings –
 - Continue Zoom virtual meetings
 - Secretary will purchase annual zoom subscription for the HOA tied to the secretary's email address

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

Open Forum

- none

Next meeting is set for Tuesday, October 19 at 6:30pm

Meeting adjourned at 8:12pm: Motioned, seconded and passed.