

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of July 14, 2016 5270 Garrison Street #5

All Board Members Present

Meeting called at \_6:32\_pm

**Attendees:** \_\_Cindy Henderson 5230#3, Terry Maupin 5250#7, Michael Krier 5260#7, Joan Gallagher 5260#3, and John Barton 5270#2\_\_

## **Secretaries Report:**

June 23, 2016 minutes motioned, seconded and passed.

## **Treasurer's Report:**

- Checking Account(6/30) 15,167.69
- Money Market(6/30) 169,960.74
- Checks written at meeting:
  - Steve Gleason \$30.00
  - Brenna krier 194.58
  - Gregory Barrett – refund 124.67
  - Xcel – 292.24
  - American Family 3542.66
  - Hindman Sanchez 185
  - Waste Management 598.03
  - Hills – Mowing/fertilization 580.00
  - Hills – sprinkler fix 70.00
  - Growing Green 142.68
  - Lance – sprinkler and hoses 135.10
  - Griffin Korosec 77.90
  - Tom Tucker – refund 5.00
  - Rachel Ellis – 75.00 refund (no late fees)
  - Woody Creek Reserve Fund 2000.00
  - City of Arvada \$4461.56 (secretary to put in newsletter about water conservation as the bills from November to April set the summer rate)
  - City of Arvada – 4874.29
  - Dan Morrison - 60.00

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- Owner rental percentage is at 20.0%+
- P&L on website provided at meeting
- No houses for sale
- 5220#3 is in payment arrangement with attorney
- Ledger/books are up to date

Treasurers Report Motioned, Seconded and Passed.

### Correspondence

- 5230#5
- 5230#1
- Spoke with over 25 people about the paving process
- Wrote David about the company that fixed 5260#3, still no bill. Attorney said to let it go has been almost two years.
- Contact information terrible. Information isn't up-to-date
- Reserve Fund discussion with Michael from Aspen and David from Hindman
- Audit still in process – files to go to the account TBD
- Letter from the city of Arvada
- 5260#11- on the mend
- Bev voted via email
- 5220#1 not happy about having to repaint screen doors. Provided Covenants and Bylaws for reference.
- Call from 5230#1 on mattresses left in home when sold. Wanted board to move. Was told no.
- 5220#2 called. Soffit falling down by gutters. Will be nailed back in no damage.
- 5210#5 called about cement and why the cement boarders will not be done and no speed bumps placed. Explained that the vote is to pave the area and replace cement in front of garage homes.
- 5220#10 called about check for HOA cashed. Told yes it was just late
- 5280#3 called on returned check.
- 5220#7 called to pay dues for July. Sent anyway without response.
- 5260#2 voted for cement by email. Board accepted, motioned and passed.

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- Vote – 44 yes votes, 2 no votes
  - David from Hindman's speaks on this matter

Correspondence was motioned, seconded and passed.

### Old Business:

- Paving vote
- Contract signed
- Schedule work
- Date to personally discuss with owners affected? Who will have the discussion. Create consistent talking points.
- Grant applied for with the city for NNO
- Reserve Fund and policies – vote at annual meeting and post
- Landscaping – watering. Friend of 5260#7 is interested and can start ASAP at the \$14.00 per hour as boys may not be good choice to do.
- Amount of 490.00 to Hills not double was paid
- Reserve fund discussed with Aspen Reserve. HOA needs to work at getting 7000.00 in account to be fully funded. Board is 21% percent funded now.
- 5220#1 dogs off leash.
- XCEL replaced lights in complex
- Contract signed for Waste Management

### New Business:

- Insurance quote for New Year.
- Need to draft a vendor letter for all vendors with our letter head stating who the board is and that we need a W-9 and proof of insurance.
  - Not all companies will comply
  - Proactive for tax time
- Reserve fund and dues <regular increase to stay ahead of inflation>
- Motioned, seconded and passed at this meeting, 7-14-16, for dues to be raised to \$152.00 on January 1, 2017
- Evaluate Insurance for HOA with agent as improvements done for 2017. VP to discuss policy with agent.
- Must review policies for the Reserve Fund at Annual Meeting.

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- Bid for concrete on 5280 get ready. Can be done if the \$20000.00 is not spent on asphalt project. If used will wait until 2017.
- Cement project
  - Get bids STAT
  - Plan that we do not use the 20,000 dollars and let's start bidding it out.
    - Scope of work is the driveways on 5280, the pads at the entrances (1 at a time)
    - The 5 or 6 front porches that are dangerous, 5260#11 the most critical

### Cement Vote:

- The board received 46 votes total. 44 yes and 2 no.
- Per attorney David Hindman: if the board did due diligence for those that did not return the vote or have not provided the board with updated contact information can be removed from the vote and eliminating them from the denominator. This would make it 59 owners, 11 no contact or no return, and the vote would pass as it is 2/3 agreement.
- Board will move forward with vote with verbal understanding by attorney.
- Cement and Asphalt project motioned, seconded and passed by the Board 7-14-16

### Open Forum:

- 5270#2 has not been reimbursed by Armour Roofing for damage done to dish and light. Armour was sent paperwork. Owner does not have original bill. Treasurer has receipt from a check that had no information this may be owners.
- 5270#2 wants it on record that owners are having issues with 5270#3 and have asked to stop but it continues. 5270#3 has camera's facing 5270#2 and owners states they are afraid for their children. HOA explained to 5270#2 that board cannot step in or do anything but to discuss and advise.
- 2 people were found under the mail shed and were scared off when found. Garage doors are being wiggled by juveniles around. To be in newsletter to lock all doors and windows of home and vehicle.
- No trees priced for 5260#6 in front
- 5210#1 may have ash borer disease. M@L to call Hills or Schulhoff to spray.

# **WOODY CREEK HOMEOWNERS ASSOCIATION**

**Meeting Minutes of July 14, 2016 5270 Garrison Street #5**

August 11, 2016 meeting to be held at the Wheatridge Recreation Center @ 7:00pm.

**Meeting adjourned at \_\_\_\_\_. Motioned, seconded and passed.**