

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes 9-21-16 at 7:00pm at 5260 GarrisonSt. #9

All Board Member Present but running late
were Member at Large and Treasurer
Meeting called at _7:02_pm

Attendees: __Cindy Henderson 5230#3, Brenna Krier 5260#7, and Sonja Hahn 5260#11

Secretaries Report:

August 11, 2016 minutes motioned, seconded and passed.

Treasurer's Report:

- See attached

Treasurers Report Motioned, Seconded and Passed.

Correspondence

- Francine from Re Max called to see if HOA was FHA Approved. Call to Secretary and the answer was yes.
- Call from Chelsea at Eagle Home Mortgage to see if the Questioner check could be mailed to a board member as they are not allowed to send to PO Box. Secretary provided address.
- 5230#1 contacted board as the dumpster area has white paint all over and it looks dirty. Member at Large to get with Keith to see how to clean it up.
- Call to President from HOA Attorney about concrete for 5250#7 and the information can be provided to the homeowner to contact and get done.
- 5210#8 the realtor wants the front concrete porch area done before owners are in. Will pay and provide own company. HOA will have this bid removed from Brown Brothers.
- Calls for status letters on 5210#4, 5210#8, 5220#8 and 5220#5 needed letter and questioner.
- Call to President from 52070#2 about 5270#3. Has complaints about what 52070#3 is doing. HOA cannot do much in this situation. 52070#2 was told to contact the authorities. President tried to contact the home owner of 5270#3 and no response.

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- 5220#6 complained to 5260#7 about children playing hide and seek around complex and threatened to call the police. 5260#9 spoke with owner and children and asked if next time to find the parents.
- Taxes for HOA have been sent and certified receipt received. Letter to be sent following week of meeting. Auditor is charging \$2100.00.
- Audit on website. HOA Treasurer was given props for having the best books for an HOA that the Auditor has ever seen.
- Insurance information provided by State Farm to Vice President.
- Rental Percentage to go down again as all selling are owner occupied.
- Member at Large received email about paving. Paving and concrete to begin 10-12-16. Warning letters will be sent out to homeowners with new date.

Correspondence was motioned, seconded and passed.

New Business:

- Asphalt to be done from 10-12-16 through 10-17-16. New date set to over booked schedule.
- Letter written by Vice President to Brown Brothers that they will honor contract even if work goes into 2017. Provided to Member at Large and President.
- 2 Insurance Premiums provided by Vice President: American Family is less than last year's contract with all of the same information. There is no longer an umbrella policy for Wind and Hail. States a 2% per locate(will need definition). Vice President feels HOA should stick with American Family as most insurance companies are no longer dealing with HOA's. Vice President will speak with agent to make sure contract is correct. Policy must be signed by 11-3-16.
- Snaking between 5250 and 5270 must be done. Secretary to call. Done first week of October.
- Letter for US Bank will need to be done to have new Treasurer added to bank accounts. All parties must be there including old Treasurer. Secretary to call and make appointment for 10-15-16 at 9am. This date decided by on all board members.
- Budget meeting needs to be set in November in October's meeting.
- No snow contract as of meeting.
- Tree and stump by 5210#1 to be removed 3 to 4 days after meeting. \$750.00

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- Hills motioned, seconded and passed by board to trim the Junipers, bushes and shrubs for \$1250.00. Member at Large to schedule time and day.
- Pinnacol Insurance lowered rates this year. Will increase next year due to paying maintenance person \$14.00.
- Gutter cleaning will be set up by Member at Large once leaves begin to fall
- Secretary to fax HindmanSanchez about changes to one of the Reserve Policies.
- Vice President to speak with Advisor on Money Market Account and how to make money for HOA with reserve fund.
- Audit motioned, seconded and passed.
- Secretary to add information about water leaks in newsletter as water bill high.

Next Meeting October 24, 2016 at 6:30pm. Meeting to be held at 5260#6.

Meeting adjourned at _8:09pm_. Motioned, seconded and passed.