

# WOODY CREEK HOMEOWNERS ASSOCIATION

Annual Meeting Minutes September 11, 2022

## **Attendees:**

- 1. President**
- 2. Secretary**
- 3. Treasurer**
- 4. Member at Large**
- 5. Vice President**
- 6. Ashley**

**Called to order @ 6:33pm**

## **Secretary's Report:**

- Minutes are approved

## **Correspondence:**

- Concrete Bids
- issues with spigot and leak- 5280 #4
- 5250 #6- wasps
- 5260 #11- met with to go over annual meeting minutes
- 5260 #9- would like to install attic fan, project approved given homeowners accepts any damages that are created due to project

*President makes a motion to accept the secretary's report; Treasurer seconds; all accept.*

## **Treasurer Report:**

Treasurer report given verbally. Hand written for month, hard copy to be uploaded when received.

*President moves to accept; secretary seconds; all accept*

## **Additional Correspondence:**

- President –
  - 5280 #4- soffit issue and landscaping issue
- Vice President-
  - Spoke to David
- Member at Large-
  - See secretary's correspondence

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

## **Old Business**

- Olivos has completed phase one of concrete project- now we need landscape to be filled.
- Brick has come in and has been just about completed
- 5280 #4- opted out of fixing spigot- lawyers have been contacted about mold issue
- Post office has been complained to about misdelivered mail again and packages in locker without key
- All other spigot work is done
- Look into amending constitution for move in move out policy
- 5210 #1- decorative tile still there- new letter to be sent
- Car has had a lock busted on property.- Kias and Honda owners need to be aware
- Mass email sent out about scammers

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

## **New Business**

- Altitude needs to update us on the laws that just went into effect. Joan will reach out to David
- Audit has not come back yet. When we get it back we will pay fine and be back in compliance.
- Phase 2 and 3 of concrete project will hopefully be next spring and next fall or next year
- Would like to do a fundraiser so we can amend bylaws and covenants
- Glue on mailbox needs to be fixed- Ryan will go to home depot and see what can be done. Any costs will go on 5210 #1's ledger.
- Arvada water increased 12%
- Dues will increase to \$190 if we can't get amendment to bylaws to raise 12% to meet inflation
- Little Caesars fundraising
- List Ad Space in Newsletter
- Looking into bed bug inspections

*President motions to accept new business; seconded; all accept.*

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## Open Forum:

Ashley- 5230 had bedbugs and seems to still have them, David told us that the only thing we can do is to advise that the building may have an infestation and each unit is responsible for their own extermination services

**Next meeting** is set for Tuesday, December 13, 2022 at 6:30pm

**Meeting adjourned at 7:37pm: Motioned, seconded and passed.**