

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes November 14, 2023

Meeting called to order @ 6:36pm

Secretary's Report:

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

Treasurer Report:

Profit & Loss review

Net income for September \$-5,820.43

Net income for October \$5,671.13

Deposit Detail

Date & Total Amount

10/6/23 \$2925.00

10/6/23 \$4661.00

10/6/23 \$595.00

Checking: Ending Balance as of 9/30/23 \$13,800.91

Money Market: Ending Balance as of 9/30/23 \$40,696.44

Checking: Ending Balance as of 10/31/23 \$9,336.19

Money Market: Ending Balance as of 10/31/23 \$40,698.16

Regular Monthly Bills:

Description-June and July Monthly Total Notes

State Farm Insurance \$3667.25

Altitude Law \$240.00

Duty Free Pets \$108.34

Virtue LLC \$551.25

Julia Reimbursement Zoom \$161.84

Hills Lawn and Grounds Care \$1158.00

Hills Lawn and Grounds Care \$780.00

Morrison Backflow \$80.00

Onofrey-Audit \$2750.00

Altitude Law \$230.00

Water bill: n/a

Property for Sale:

5250#3

Owners in Arrears:

5230 #4

5210#1

5230#6

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes November 14, 2023

5230 #1

5280#3

5270 #7

5230#8

5250 #2

5220#4

5220#9

5220 #3

5220#8

5220#7

5260#9

5210#8

Rental Percentage is at 15.7%

Correspondence:

• Correspondence:

o 10.13.23 Email Accountant Deposits

o 10.15.23 Email Accountant Invoices

o 10.17.23 Received a HOA request for 5250 #3

o 10.19.23 Emailed Stewart Title about previous request for 5250 #3 we havent received anything in the mail

o 10.19.23 Received Secretary Report

o 10.19.23 Sent Deposit to accountant

o No news notes anymore in the mail

o 10.20.23 Jimmy Pan email HOA concerns; President has been in communication with Jimmy

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o 10.23.23 Accountant Documents

o 10.24.23 and 10.30.23 5250 #3 Status Letter Request from Title Company; forwarded to President to review and complete

o 11.3.23 5270 #1 email from Tenant about rats

o 11.9.23 Oct Deposits to Accountant

o 11.9.23 Oct Invoices to Accountant

o 11.9.23 Asked Accountant to start sending letters for outstanding dues

Additional Correspondence:

- President
 - State Farm
 - New owner of 5250 #3 has numerous concerns
 - Waste Management
 - Erin

All other correspondence covered by other board members

- Vice President-
 - All other correspondence covered by other board members

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes November 14, 2023

- Member at Large-
 - All other correspondence covered by other board members.

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

Old Business

- Fundraisers to be done. Possibly Little Caesars.
- Phase 2 and 3 of concrete project will be next spring and next fall or next year. On hold until structural problem addressed.
- Hit and run perpetrator still has not been caught.
- Camera may be in budget due to taking the computer back. Stevie will go to Tmobile and see if we can get a sim card for the camera.
- Zeroscaping tabled till spring
- Bids came in for foundational repairs needed- most cost effective bid is \$13,000. Lawyer team advised this is a studs in issue and therefore the HOA is not able to help.
- Joan attended meeting for field behind 5260. Sounds like project has been green lit. 5260 will be getting new fence courtesy of townhome developer. Concerns and issues were raised at meeting with less than satisfactory answers. Townhomes developed will be rent only.

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

New Business

- Discussed possibility of creating a QR code for the website.
- Possibility of HOA credit card discussed.
- Gutter issues on 5260 #8 and brickwork.
- gutter structural pillar discussed
- window well covers- no regular size will fit. Must be custom ordered.
- Leaves will be picked up by Hills
- Rat problem by 5270 dumpsters have been taken care of
- Member at large to call Arvada roofing and construction to clear gutters
- Dues will be raised 8% on January first bringing them to \$210

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

Meeting adjourned at 7:16pm: Motioned, seconded and passed.

Next meeting set for December 12 at 6:30