

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of September 27, 2017

All board members present.

Meeting called at \_6:36pm\_

## **Attendees:**

|                        |
|------------------------|
| Cindy Henderson 5230#3 |
| Sonja Hahn 5260#11     |
|                        |

## **Secretaries Report:**

August 10, 2017 minutes motioned, seconded and passed.

## **Treasurer's Report:**

Checking Account Balance as of 8/30/17 \$35228.36

Money Market Account Balance as of 8/30/17 \$55062.06

Checks since last meeting

- Armour Roofing \$209866.54
- LPS Customs Gutter and Soffit repair \$5300.00 and \$3200.00
- Keith Wickman \$464.00
- Hindman Sanchez \$195.00
- Hills Spray 145.53
- Hills Lawn Maint. \$685.00
- Waste Management(higher due to heavy bins) \$781.42

Checks written tonight

- City of Arvada \$6034.00 both 5270 and 5280 are way high. Will be in the newsletter
- Woody Creek Reserve \$2000.00
- Brenna Krier(stamps) \$9.90
- Hills(Sept) \$348.00
- Lance Clausen \$24.52
- Xcel \$272.16
- American Family Insurance \$3333.91...will be going up \$900.00 per month due to claims

P&L updated and on website

Customer Receivable good

Payment arraignment of 5220#3 is almost done \$717.00 left

2 letters sent

5220#6 making extra payments per agreement to get caught up on dues

No homes for sale

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18.5% renter/owner

Audit still in process

Water bill went up \$600.00 in two months. 5270 and 5280 both very high.

Send out info in newsletter

Stop watering lawns so much

5230#9 Sold

Treasures report Motioned, Seconded and Passed.

## **Correspondence:**

- Received coupon for Colorado Sewer. Secretary to call to make appointment.
- PO Box keys to be given to board members
- Treasurer gone from October 11 to October 15
- Secretary gone from October 28 to November 6
- Vice President gone from October 10 to October 14
- Secretary received a call about dues and how much no name
- 5230#8 missing vents or removed and need to put back on after roof done
- Owners and Renters need to send bill to Armour Roofing once dishes are calibrated. Info in newsletter
- 5280#1 still wrong blue paint. Letter to owner will be sent
- 5220#3 door is white. HOA will paint once renter moves as well as fix the framework
- 5260#1 email about damage to gutter and soffit after roof work. Has been fixed

## **New Business:**

- Board needs to change accounts with bank. Put new members on and take off old members.
- Treasurer not to sign on checks any longer and do books only. Motioned, seconded and passed.
- Need to discuss protected accounts with US Bank as it links board members personal information to HOA account.
- Pull Credit Reports of Board Members for extra security. Talk to attorney
- Talk to bank as to who needs to be there to be taken off account
- Deposits are being done but may take one week
- Preliminary Budget to be done by Treasurer as expenses are rising.
- Will need to raise the dues 5%. To be discussed in October meeting
- Can HOA get GAP insurance to cover deductible? Check with AMFAM
- Have Hills trim the Juniper Trees behind 5210.
- Trees in power lines must be done by HOA. Will have to pay \$300.00 to drop line when working
- Member at Large to get trim quotes from Schullhoff
- Board needs to start looking at new insurance company Early 2018

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- Treasurer is keeping copies of all due checks due to incorrect deposits by bank
- Must get all records from Catherine Wright

## **Old Business:**

- Roofs are done
- Request several more times Armour comes out with magnet as owner found nails coming out of gutter
- Ask attorney how to enforce back yards if it can be done
- No Dumpster Work
- Cement being researched and reviewed
- Soffits are done. May have to be future project to fix the fascia as there is no sub fascia

## **Open Forum:**

- 5260#11 asked about HOA leaf blower. This is in Treasurer Garage.
- Member at Large needs to speak with Keith Wickman about cleaning up after trimming as twigs found all over
- Dead branch on tree of 5210#1
- Ask that all owners and renters bring corrugated cardboard to 5260#11 and owner will recycle

Board Member Positions were decided, motioned, seconded and passed at this meeting. Jon Risbon is President, Joan Gallagher is Vice President, Brenna Krier is Treasurer, Lance Clausen is Member at Large and Griffin Korosec is Secretary.

Next meeting to be held on the 18<sup>th</sup> of October 2017 at 6:30pm at Lance Clausen's 5270#5.

**Meeting adjourned at 7:47pm. Motioned, seconded and passed.**

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## **Treasurer Report August Financials 2017**

Account Balances:

|                      |                        |
|----------------------|------------------------|
| Checking Account     | 8/31/2017: \$35,228.36 |
| Money Market Account | 8/31/2017: \$55,062.06 |

Checks:

### **Since Last Meeting:**

|            |                  |                        |
|------------|------------------|------------------------|
| 209,866.54 | Armour           | Roofing - Insurance    |
| 5300.00    | LPS Custom       | Gutter and soffit work |
| 3200.00    | LPS Custom       | Gutter and soffit work |
| 464.00     | Keith Wickman    | Maintenance            |
| 195.00     | Hindman Sanchez  | Lawyer retainer        |
| 685.00     | Hills            | Maintenance            |
| 145.53     | Hills            | Maintenance            |
| 781.42     | Waste Management | Trash                  |

| Check Amount | Check Written tonight | What is the expense/concern |
|--------------|-----------------------|-----------------------------|
| 3331.41      | American Family       | Insurance                   |
| 272.16       | Xcel                  | Electricity                 |
| 6034.00      | City of Arvada        | Water/Sewer                 |
| 2000.00      | Woody Creek           | Reserve Fund                |
| 348.00       | Hills                 | Mowing                      |
| 9.90         | Brenna Krier          | Stamps                      |

Handouts:

- Profit and Loss for August 2017
- Customer Summary

Houses for Sale:

|      |
|------|
| None |
|      |

### **Rental Percentage: 18.50% GOOD**

|       |  |
|-------|--|
| 0-20% | Owners can qualify for a convention or FHA mortgage loan |
|-------|--|

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|        |  |
|--------|--|
| 21-30% | Owners qualify for FHA mortgage loans    |
| 30%    | Owners do not qualify for mortgage loans |

## **Other Treasurer Topics:**

- Audit has been turned in; extension filed; taxes and audit soon
- Homes sales: 225,000 5230#9
- Letters:

## Correspondence:

- Insurance increase of over 900.00 a month. We are going to have to increase dues
- Colorado Sewer insert – we need to schedule
- Audit information – provided by Treasurer
- Keys for post office box provided

## **END of Treasurer Report**