

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of August 12, 2021

Attendees:

1. President
2. Vice President
3. Secretary
4. Member at Large
5. 5230 #2
6. 5230 #5
7. 5250 #4
8. 5260 #11
9. 5260 #7
10. 5230 #6
11. 5250 #6
12. 5220 #1

Called to order @ 7:11pm

Secretary's Report:

- June meeting minutes – approved by board
- Correspondence with residents:
 - 5260 #11 – question about latest P&L
 - 5230 resident – bed bug issue
 - 5250 #4 – asking for letters/Masters – sent to President
 - 5250 #6 Stephanie Mason & 5250 #7 – wasps
 - David with Altitude – correspondence regarding concrete project and bed bug notice

President makes motion to accept secretary's report; Vice President seconds, all accept.

Treasurer Report:

Treasurer report from 8/12/21

July Profit & Loss –

Checking: Ending Balance as of 7/31/21 \$16,754.26
Money Market: Ending Balance as of 7/31/21 \$82,166.10

Regular Monthly Bills:

Altitude Community Law \$598.27 and \$186.00	City of Arvada \$576.97, \$227.91, \$643.97, \$838.88, \$707.76, \$478.96, \$445.49, \$774.53
Waste Management \$833.82, \$835.74	Sarah Reed \$885.60
Bookkeeping-1 st week of the month Virtue LLC 7/1/21 \$500.00	

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8/1/2021 \$500.00	
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Checks written and approved since last meeting:

Checks to be signed:

Altitude Community Law \$598.27
Altitude Community Law \$186.00
Brenna Krier window repair deposit \$388.00

Water bill: Normal and stable

Property for Sale:

5270 #7 sold for \$340,000 on 6/23/21

Owners in Arrears:

5210 #8
5220 #8
5220 #3
5230 #4
5260 #9

Rental Percentage is at 17%

President makes motion to accept the treasurers report; Member at Large seconds; all accept.

Additional Correspondence:

- President –
 - 5230 - bed bug issue
 - 5260 #6 – boxes from new couch delivery blocking trash, asking that we waive the fee, but we are enforcing the fee
 - 5280 #7 – complained about couch boxes blocking trash
 - 5210 – inappropriate dog poop fee
 - 5250 #5 – inquired about complex security, car was rummaged through and lawyer recommended that each unit get their own cameras as the HOA should not get cameras as it puts liability back on HOA
 - Status letter catch-up for lenders
- Vice President –
 - Similar correspondence as President as they were working closely together

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- Member at Large –
 - 5250 – wasp issue, it is HOA's responsibility, HOA will work on getting a vendor (Terminix used in the past)
 - Hand delivered checks to vendors since past treasurer did not mail

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

Old Business

- Correspondence still going to past President Jon Risbon & past bookkeeper Brenna Krier – RESIDENTS PLEASE CONTACT NEW BOARD MEMBERS, DO NOT CONTACT JON AND BRENNNA
- Delay in projects due to COVID – all vendors experienced staffing issues (grounds keeping, snow removal companies, etc.)
- Dog poop clean up company – hired to get rid of excessive dog poop, cheaper than paying assistant groundkeeper
- Email upgrade – new email is working great, Vice President needs a walk-through of new format
- Mailboxes – all fixed after summer break-ins
- Gutter cleaning – cleaning company missed multiple gutters, 5260 #7 acquired damage due to of overfilled gutter, HOA is paying for damage
- QuickBooks – renewal by August, check with bookkeeper if renewed

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

New Business

- Concrete project:
 - Budgeted for; about \$46k over 3 years
 - Code violations, shifted, too tall or too short, they gave us list of things that immediately need to fixed (emergencies) and those will get done first, then do work over 3 years,
 - Still waiting on 3rd bid to decide, will finalize at next meeting
 - Former bookkeeper Brenna Krier supports this project if we keep at least \$30k in our reserves after the project and pay overtime, like HOA is planning to do
- New policy proposal discussion – Treasurer cannot sign checks going forward, have exceptions to the policy for when people are on vacation
 - Discuss at next meeting
- Newsletter note – put in about locking cars, marking catalytic converters, getting security camera for your unit
- New development behind 5260 – planning to put in 63 new units, management on site, introduced at meeting, will go through city planning and then city council to

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vote, if yes then break ground 2022/2023, unsure if they are going to sell or rent units

- Put in Newsletter – recap on new project as an update to residents

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

Open Forum

- 5220 #1 – hit & run issue, asking what the status is, HOA will take it to Altitude to get it closed out, recommend we pursue the person's car that got stolen insurance, homeowner states that they heard it wasn't stolen, needs to get fixed before the winter, homeowner opened a claim, get bids to examine and price out
 - 5220 #1 – water damage issue from a few years ago, should investigate that when they review the wall damage
- 5230 #6 – wants to know if we filed a claim on 5220 #1, hopes we have not, we need to push on new
- 5260 #5 – would like to put a drain system in due to overflowing gutters, proactive protection to attach when there is heavy rain or snow, board agrees to allow her to move forward
- 5230 #2 – Would like to hire an external HOA, discussion about how our by-laws would be overridden and fees would go up; "Master association" absorption, something to think about
- 5260 #9 Sentencing on October 5th at 8am – if any homeowner would like to speak to what his criminal history has done to them personally or as a complex letter by mid-September to Brenna Krier

Board Position Vote

- Joan, Ashley, and Sonia are at end of 2 year cycle
 - Joan will run for re-election
 - Sonia has resigned
 - Ashley is not re-running
 - Sarah is resigning as she is moving
- 4 open positions
- No dues for board members, taxed at 1099 income
- Running for board:
 - Michael Krier – 10 votes = ELECTED
 - Joan Gallagher – 7 votes = ELECTED
 - Kristin Bueb – 7 votes = ELECTED
 - Jose Rodriguez – 10 votes = ELECTED (note as of 10/7: Jose resigned in September before officially starting; should ask community if anyone wants to join the board as there is now open position)
 - Stephanie B – 4 votes

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- Jon Risbon – 4 votes

Next meetings are set for Tuesday, September 21 at 6:30pm and Tuesday, October 19 at 6:30pm via Zoom

Meeting adjourned at 8:50pm: Motioned, seconded and passed.