

WOODY CREEK HOMEOWNERS ASSOCIATION

Annual Meeting Minutes September 11, 2022

Attendees:

- 1. President**
- 2. Secretary**
- 3. Treasurer**
- 4. Member at Large**
- 5. Jordan Green**

Called to order @ 6:42pm

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:

Profit & Loss review

Net income \$579.34

Deposit Detail

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Date	Total Amount
8/12/2022	\$2,835.00
8/12/2022	\$2,896.00
8/12/2022	\$2,915.00
8/22/2022	\$2,708.50
8/31/2022	\$0.58

Checking: Ending Balance as of 8/31/2022 \$15,754.29

Money Market: Ending Balance as of 8/31/2022 \$69,173.75

Regular Monthly Bills:

<u>Description</u>	<u>Monthly Total</u>	<u>Notes</u>
Altitude Community Law	\$200.00	

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Ground Maintenance	\$1,658.64	
State Farm Insurance	\$3,402.08	
Virtue LLC	\$525.00	
Waste Management	\$1,046.60	
Xcel Energy	\$266.62	
City of Arvada	\$3923.80	

Checks written and approved since last meeting:

Amt.	To:	Description
\$452.30	Ryan	Ground Maintenance
\$1100.00	Pyrtle	
\$173.00	Kristen	Overpayment of dues

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Water bill: Normal and stable

Property for Sale:

5210 #5 Listed 395,000

Property Sold:

5230 #10 sold 360,000

Owners in Arrears:

5230 #4

5210 #1

Rental Percentage is at 15.7%

Correspondence:

• **Emails:**

- **8.11.22 5260 #9 had a mailbox key for package that didn't work. President suggested she reach out to Postal Service**
- **8.4.22 Waste Management sent email stating our Trash Bin was overloaded we were charged a fee**
- **8.5.22 Letter sent to 5210 #1 Dog not on Leash**
- **8.6.22 Invoice for Duty Free Pet received**
- **8.6.22 Letter sent to 5210 #4 Parking Violation**
- **8.8.22 Invoice for Accounting recieved**

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- **From 5210 #1 re: parking**
- **8.8.22 Letters sent to 5270 #9 5250 #9 requesting the replaced doors be painted to match the rest of the doors in the HOA**
- **8.9.22 Invoice Received for Hills Lawncare**
- **8.11.22 5260 #9 wanted to discuss Solar Panel Options for HOA**
- **8.11.22 5230 #11 Status Letter Request President completed**
- **8.19.22 5230 #5 requested info about insurance. Directed them to the HOA website**
- **8.12.22 5280 #4 Faucet Issue President and Member at Large have been in contact**
- **8.23.22 Intro to Attorney**
- **8.24.22 Intro to Accountant**
- **8.24.22 Spigot and Soffit Replacements by Pyrtel Enterprises LLC 5280 #4; 5270 #10, 5250 #1, 5230 #1 and 5210 #8**
- **8.25.22 New legislation on Collections**
- **8.28.22 Annual Meeting Minutes Received from Secretary**
- **8.30.22 Letter to Bank from Secretary**
- **8.30.22 Received invoice from Altitude Law**
- **8.31.22 5280 #4 emails about mold and water in crawlspace; received mold testing**
- **9.1.22 Pest Control Invoice**
- **9.2.22 5220 #10 Emailed about dues and spoke with President**
- **9.3.22 5280 #2 Received newsletter and provided Concrete companies and requested their outside area be sprayed for wasps**
- **9.6.22 Status Letter 5210 #5 President took care of this**

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- 9.8.22 Deposits sent to Accountant along with September invoices
- 9.8.22 W9 for Ryan Received and sent to Accountant
- 9.9.22 5210 #5 Title Company asked about Water and Sewer being included in HOA dues
- 9.9.22 President sent check numbers for Checks due to owners who sold Clem and Naranjo
- 9.11.22 Ariel Zach would like an attic fan
- 9.13.22 Concrete Bids 3

President moves to accept; secretary seconds; all accept

Additional Correspondence:

- President –
 - See secretary's correspondence
- Vice President-
 - Spoke to David
- Member at Large-
 - See secretary's correspondence

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

Old Business

- Concrete project is being revisited and bids have been received and are being reviewed. Olivas has been selected pending viewing of their work and getting contract
- Brick still on backorder
- Exterminator has come out twice

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

New Business

- 5280 #4- leaking of spigot and mold in interior, spigot is no longer leaking, David has been contacted
- Treasurer position transfer went well
- Siding issue on 5230 #6 will be completed by David Pyrtle
- 5230 #1 and 5250 #1- aware of difficult spigot and need to get contact with owners
- Spigot leaks taken care of

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

Next meeting is set for Tuesday, October 11, 2022 at 6:30pm

Meeting adjourned at 7:19pm: Motioned, seconded and passed.