

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of January 23, 2019

3 Board Members Present at meeting time called. President called in sick

1 Bookkeeper Present

1 Guests: Marge Agler 5220#3

Minutes take by: **Griffin Korosec.**

Meeting called at 5:46pm

Attendees:

Secretaries Report:

December 19, 2018 minutes motioned, seconded and passed.

Bookkeeper Report:

Checking as of 12/31/2018: \$12237.86

Money Market as of 12/31/18: \$60986.66

Checks since last meeting:

- Keith Wickman(Holiday Bonus) \$50.00
- Brenna Krier: \$953.85(paper for a year, toner for a year, stamps for a year, envelopes for a year, file folders)

Checks written tonight:

- Altitude: \$450.00(retainer and several HOA questions)
- XCEL: \$277.65
- Hills: \$890.00(snow removal 1-2019)
- Waste Management: \$627.75
- American Family: \$ 4368.00
- City of Arvada: \$3905.46
- Woody Creek Reserve Fund: \$2000.00
- Brenna Krier \$547.50

Website up to date through December 2018

Rental/Owner is 18%

1099's will be done and given to board members 1-31-19

Ledger converted from 2018 to 2019

3 homes for sale: 5280#4, 5280#5 and 5220#1

Status letters sent for 5280#4 and 5280#5

Will get back dues from sale of 5280#4

Correspondence with 5250#2 regarding back dues

Call from 5220#10 for ledger balance

Several emails and calls with attorney regarding insurance

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Late due letters to owners, no owners in collections at this time

5210#8 making payments toward back dues as well as paying current dues (still no agreement with board). Better to leave out of collections if paying

Need to encourage owners if behind to make an agreement in writing with board to pay back

NO time sheets from Keith Wickman on leaf clean up. No paycheck written at this meeting

Water Evaluation given to board from Bookkeeper. This shows the units who are using more water and sewer and those that are good. Board will keep watch each bill to see if gone down. 5260 sewage usage went up more than likely due to the sewage break/backup in November 2018. 5220 is in the red for most water and sewage usage.

Quarterly to go out with Newsletters

Bookkeeper report Motioned, Seconded and Passed.

Correspondence:

- Text from Victoria Erwin regarding 5280#4 about how much dues are and who carries water/sewer
- Email from 5250#5 regarding leaf clean up between 5250 and 5270. Will go out in newsletter that units are being done by maintenance on days off and weather permitting.
- Email from Ted on 5280#4 if dumpster can be in driveway for cleanup due to unit being quite disastrous. Board stated yes but, it cannot block neighbors driveway or sidewalk. Was emailed back night of meeting.
- 5220#10 called to say thank you for having Member at Large fix fence.
- 5260#8 called about 5260#9 and the parking spot in front. 5260#8 spoke with President
- 5260#12 stated that those cleaning gutters were very lazy and not doing job.
- Call received by leaves by door on 5260

Correspondence motioned, seconded and passed.

Insurance:

- Board received letter from American Family Insurance regarding a walk around of the complex. In the letter it stated that Barbeques were not allowed per City of Arvada, Back Yard Porches were not up to code as the slats were more than 4 inches wide, gutters need to be cleaned, and concrete is in need of repair. Response due to the company by 1-20-19.
- Board drafted a response to the insurance agent and sent to attorney for further information. The response stated that the board had out the Arvada Fire Department and they stated that barbeques were allowed in townhomes; the board does not govern the back yards as they are owner

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responsibility(per HOA Matrix) and the decks pictured one was inspected and passed by Arvada and one was grandfathered in as it was built in 1983 and the code went into effect 1991, gutters cleaned 12-6-18, and the concrete is set to be done in 2020 as budget will allow.

- Response from attorney stated: that barbeques per Arvada not allowed and pulled the ordinances; decks per attorney are common areas that need to be handled by HOA per declarations and states that if HOA will not repair that HOA must require owners to do so, agreed with concrete being done per budget, and left gutter cleaning alone.
- Board response emailed to company and no word as of meeting.
- Board will have to provide attorney with Matrix of who covers what.

Old Business:

- Vice President still working with Broker for new insurance
- Vice President thinking that HOA may change agents with American Family

New Business:

- Mail shed has been hit. Need to watch structure. In the next 1-2 years it is budgeted for repairs
- Ice Melt will be put out by mail shed and dumpsters
- Hoses were left out by spikets but were removed and drained.
- Three Board Members discussed the sewer drains in all units. To snake all units to being preventative maintenance of no more backups it is 200.00 each unit. The board made a motion, seconded and passed to snake all units each year at this meeting 1-23-19.

Open Forum:

- 5220#3 asked about what she could do about ice rink when neighbors snow melts from yard. Board suggested owner speak with neighbor about shoveling out the yard and into middle to melt.

Next meeting will be held the 20th of February 2019 at 5:45pm at Lance Clausen's 5270#5 Garrison Street Arvada, CO. HOA Attorney, David Firmin, will be joining. All are welcome to join.

Meeting adjourned at 6:40pm. Motioned, seconded and passed.