

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of April 13, 2021

Attendees:

- 1. President**
- 2. Vice President**
- 3. Treasurer**
- 4. Secretary**
- 5. Member at large**

Called to order @ 6:36pm

Secretary's Report:

- March meeting minutes, no questions
- Correspondence from residents received:
 - 5280 #6 re: front garden bed changes request; will review in new business
- Note for Newsletter: put in items that are listed on website (insurance, etc.), reminder to clean out dryer vents, spring cleaning and dumpster reminder – no large items

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

Treasurer Report:

Treasurer report from 4/13/21

Profit & Loss Quarterly Review

Ask Gary about variance reports in the future

Checking account balance: 4/13/2021 \$19,488.39

Money Market balance: 4/13/2021 \$82,163.38

Checks written since last meeting:

Altitude-Law	3/21/21	\$20.00 online class
	3/31/21	\$268.16
City of Arvada		
Waste Management	4/2/21	\$828.40
Xcel		
Virtue LLC	3/31/21	\$500.00 bookkeeping
Rocky Mountain	3/31/21	\$780.00

Electronic Fund Transfer:

State Farm 3/1/2021	\$3262.00	Insurance
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Checks to be signed at 4/13 Meeting

Duty Free Pets	\$108.34
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Property for Sale:

None

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Homeowners in Arrears:

5220 #3	1st Notice
5230 #8	1st Notice
5210 #8	Agreement made
5230 #4	2nd Notice
5270 #3	3rd Notice
5260 #9	3rd In review for foreclosure / Follow up with Altitude

Rental Percentage is at 17%

Correspondence:

3/20/21	Spoke with Marge about snow removal damage to gutter extension
3/21/21&3/22/21	Correspondence with Gary trying to sink our QuickBooks
3/21/21	Made an appt. w/ Travis from Precise Concrete for a walk thru on Tue 3/30 3:30 pm
3/21/21	Made an appt w/ Albino Martinez Concrete Contractor walk thru Weds 3/31 4pm
3/30/21	Correspondence with Altitude regarding 5260#9 needed updated ledger
3/31/21	Filed a complaint with Waste Management regarding improper placing of Trash containers and damage to the New Fence surrounding it #C10908838
4/2/21	Walk through for concrete bid with Abino Martinez
4/3/21	Walk through with Travis Johnson from Precise Concrete
4/8/21	Correspondence with Book keeper regarding Rocky Mountain invoice
4/12/21	Correspondence with 3 different depts at Altitude
4/13/21	Called Brown Brothers Asphalt and Concrete-left a message
4/13/21	Emailed and called Albino Martinez and Precise Concrete for Bids
4/13/21	Continued correspondence with lawyers to get all legal fees and invoices up to date

Secretary makes motion to accept the treasurers report; President seconds; all accept.

Additional Correspondence:

- President –
 - 5210 #5 – warning for throwing away prohibited items in dumpster
 - Waste Management Claim – damage to fence corral at 5230
 - Hit & Run correspondence – insurance, police, 5220 #1
 - 5280 #6 – garden bed changes request
 - 5210 #6 – landscaping and tree trimming discussion
 - Asphalt preservation bids
 - Structural engineer bids
 - 5260 #12 – requests no salt
- Vice President –
 - No correspondence, email issue
- Member at Large –
 - 5280 #6 – garden bed changes request
 - Watering and yard work
 - 5220 #2 – yard correspondence re: car accident, front yard has been fixed

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- By 5220 #4 – streetlight has been blinking; put in request with Excel
- Go Daddy phone call re: email issues
- Rocky Mountain walk thru for concrete bid

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

Old Business

- Concrete –
 - Walk throughs with: Precise Concrete, Albino Martinez, Rocky Mountain
 - Received 1 bid so far from Rocky Mountain
 - Should discuss fixing portions periodically, not whole job
- Grounds keeping –
 - Tree cutting – reach out to Majestic
 - Rocky Mountain – discuss possible sprinkler system, when they rip up concrete might work put in sprinkler system?
- Hit & Run at 5220 –
 - Going 70-80 mph down 53rd, missed stop sign, jumped curb and hit 5220
 - Police report still pending; President will follow up
 - Structural damages to 5220 #1; structural engineer needs to asses
- 2 CIOAA policies review, special meeting –
 - Thursday, May 6 at 6:30pm via Zoom with David of Altitude to answer questions of homeowners; invite 5260 #12
- 5220 #1 –
 - Stevie discussed red door verbally with owners
- Code of Conduct –
 - Member at Large put together board of conduct common professional expectations; Member at Large to send out and have board members review and sign
- Email issue –
 - Consider Windows 360 change over; \$5 per account per month (\$300/year)
 - Need to ask if there are storage limitations; would keep current email history
 - Gmail would be creating new emails and attached to other Gmail accounts, but free
 - All agree for Member-at-Large to move forward with Go Daddy/Windows email upgrade as it's necessary
- Watering and minor groundskeeping hire –
 - Get bids on someone soon to water; find someone to do minor groundskeeping like watering, trash/poop pick-up
 - Post job description and required hours
- Contact Update & Community Reach Out –
 - Stevie and possibly Joan to go door to door: get contact information, introduce the board, discuss positions opening up in fall

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- Brick work –
 - Start looking into bids for repairs; President is available for walk throughs

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

New Business

- 5280 #6 – front garden bed changes request
 - Board approves removal of bush, homeowner covering costs
 - Member-at-large to send approval email
- Pet charge –
 - Checked with Altitude = HOA allowed charge up to \$15 monthly per pet outdoor cats and dogs
 - Would need to draft policy, mail to everyone, give 30 day notice
 - Discuss at a later date if we even want to implement
- Snow removal bill –
 - Joan to discuss with David about payment of \$14k snowstorm removal bill then inform board how to process payments
- Crawl space issue – (put in newsletter)
 - 5220, 5230, 5250, 5270 all possibly have crawl spaces that are open to other units
 - Recommend owners in buildings lock access door to their crawl spaces
- Cameras – (put in newsletter)
 - HOA cannot install cameras in entire complex, install at your own leisure
- Future meetings –
 - Continue Zoom virtual meetings
 - Skip July meeting
 - Host August meeting in person at 5210 #1
 - Do community outreach/door-to-door before August meeting – June?

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

Open Forum

None

Next meeting is set for Tuesday, May 11th at 6:30pm virtual via Zoom

Special meeting with Altitude on CIOAA policies and other insurance questions –Thursday May 6 at 6:30pm via Zoom

Meeting adjourned at 8:17pm: Motioned, seconded and passed.