

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of April 13, 2017 Walk Around

Four Board Members Present, Vice President Out Sick

Meeting called at _5:00pm_

Attendees:

Brenna Krier 5260#7	Cindy Henderson 5230#3
Sonja Hahn 5260#11	Mark Kriegbaum 5210#4
Mike Smith 5210#6	Sonia Spanitz 5230#1
Joseph Herschfeldt 5230#8	

Secretaries Report:

March 27, 2017 minutes motioned, seconded and passed.

Treasurer's Report:

- See attached
Treasures report Motioned, Seconded and Passed.

Correspondence:

- Email from 5260#10 to Secretary to change email address
- Secretary spoke with President to 4-1-17 to town black Lincoln in Visitors Parking. President towed 4-2-17.
- President was asked to call Waste Management to ask for clean dumpsters every six months by 5230#1

Correspondence was motioned, seconded and passed.

New Business:

Hills to start fertilization of lawns

- Looking into Motion Camera for Dumpster Areas
- 5230#10 needs fence board replaced on back patio
- Signs in Visitors Parking, Dumpster Areas and Speed need to be replaced all are fading.
- Add to newsletter about dog waste not being picked up again
- Watering to start by Keith W. in May
- Once/If water restrictions are in place must put in newsletter that cars can only be washed on the days scheduled for watering in our area.

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Open Forum:

- 5230#3 requested gutters be cleaned as the front ones in unit are full
- 530#8 suggested Solar Panels to save money on electricity as it would pay for itself. Asked that the grating of the T-Zone of 5230 and 5250 be redone for better water drainage.
- 5230#1 asked about automatic sprinkler systems. Explained that the pipes are too hard to connect and cost at this time is not an option.

Next meeting to be held on the 11th of May 2017 at 5260 Garrison Street #9 at 6:30pm

Meeting adjourned at 7:10_pm. Motioned, seconded and passed.

Spring Walk Around:

- 5260#6, 5260#9 and 5260#8 Brick is crumbling by front stoop by garage
- T-Zone 5230 and 5250 needs to be resealed due to cracking. Patches will be needed as well.
- Crack in cement of stairs leading up to 5230#10. If resealed or patched no scooters, bikes, roller skates or blades.
- Yield sign on corner of 5220#1 needs to be replaced
- Growing Green to spray broad leaf on lawns of 5210 along Garrison Street
- Soffit on back of 5210#6 falling down must be fixed
- Line for sprinkling system along back of units 5210 along Garrison Street needs to be reburied.
- Spray bushes/trees along 5210 in back for wasps
- 5210#5 soffit on back needs to be fixed
- 5210#4 joint and soffit on back is pulling away must be fixed
- 5210#3 soffit on back needs to be fixed
- Have Keith W. pick up boards lying along back fences of 5210#2 and 3
- Have Keith W. pull or cut down weeds of back fence line of 5210#1 they are dead
- 5210#1 has broken fence boards
- Fascia of 5210 needs to be fixed
- 5220#1 garage fascia board on left needs to be fixed
- Gutter on 5210 between 2-3 needs to be cut to let water drain
- Cement is crumbling along back of 5220 5 and 6
- Soffit needs to be tacked up on 5210#5 front
- Brick Crumbling 5210#6 in front
- Fascia up top near gutter is falling down 5220#10
- 5230#6 fascia and siding pulling away on front top window
- Unpainted garage door on 5230#7 sent letter to paint
- Patch concrete sidewalk 5220-5230 all

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- 5230#1 asked about mud jacking up stoops in front due to sloping. Not set in budget at this time. Board is aware of issues.
- Keith W. to pull metal boarders along 5220 and 5230 in front as it is coming up. If can be put back in keep.
- Patch Brick of the front of 5230
- No Trespassing Sign of Dumpsters by 5230 need to be replaced
- Dumpster areas need to be redone this year as boards are missing and falling apart.
- 5250#10 fascia in back corner needs to be fixed
- 5260#6 needs to remove wood from front of unit
- Soffit of 5260#5 and #6, front, needs to be fixed
- Soffit on the side of 5260#4, front, needs to be fixed
- Remove tree between 5270#8 and #9 it is dead
- Keith W. to pull weeds and vines 5270#7 in front
- Remove tree 5270#4 and #5 in front
- Trespassing sign needs replaced by dumpster of 5270
- Letter to 5270#4 to sand out driveway due to oil stains and to fix picket fence falling down and apart and clean up back of unit
- 5270#8 in back to remove oil from asphalt letter to be sent
- Metal back fascia corner of 5280#7 porch to be fixed
- Remove tool boxes behind shed. Have Keith W. clean shed area and remove all trash
- Gutter/downspout needs to be fixed 5280#1 as it is crushed
- 5280#1 repaint front door and garage door correct color. Letter to be sent
- Remove bush in front of 5280#8 and #9 it is dead and growing over downspout/gutter
- Fix gutter/drain spout of 5280#2 and #3 crushed
- Soffit on porch of 5280#5 needs to be fixed
- Patch or replace all concrete of 5280
- Letter to 5260#5 to remove cardboard or ply board from back windows of unit

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Treasurer Report March Financials 2017

Account Balances:

Checking Account	3/31/2017: \$19,897.79
Money Market Account	3/31/2017: \$77,538.49

Checks:

Since Last Meeting:

NONE

Check Amount	Check Written tonight	What is the expense/concern
451.50	Brenna Krier	Website Platform switch
132.00	Post Office	PO Box renewal
500.24	Waster Management	Trash
70.00	Hindman Sanchez	Lawyer
2500.00	Woody Creek Townhom	Reserve Fund
168.00	Keith Wickman	Ground Maintenance

Handouts:

- Profit and Loss for March 2017
- Customer Summary

Houses for Sale:

None

Rental Percentage: 18.50% GOOD

0-20%	Owners can qualify for a convention or FHA mortgage loan
21-30%	Owners qualify for FHA mortgage loans
30%	Owners do not qualify for mortgage loans

Other Treasurer Topics:

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- Audit has been turned in; extension filed; taxes and audit soon May/June
- No homes for sale
- Letters:
 - 5280#4
 - 5230#9
 - 5220#1
 - 5210#8

Correspondence:

- Merle Baker 5280#3; a little late for March's Dues
- Joan Gallagher 5260#3; turned in dues

END of Treasurer Report