

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of March 16, 2021

Attendees:

- 1. President**
- 2. Vice President**
- 3. Treasurer**
- 4. Secretary**
- 5. Member at large**
- 6. 5270 #9 Michelle Azar**

Called to order @ 6:31pm

Secretary's Report:

- February meeting minutes, no questions
- Correspondence from residents received:
 - 5250 #12 re: refinance letter request

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

Treasurer Report:

Treasurer report from 3/16/21

Checking account balance: 3/15/2021 \$16,516.86
Money Market balance: 3/15/2021 \$82,162.09

Checks written since last meeting:

City of Arvada *working with new bookkeeper to analyze on a monthly basis vs. yearly plus 5210

3/3/21	Waste Management	\$817.59
3/4/21	City of Arvada 7 water bills	\$3,732.82
3/11/21	Virtue LLC	\$500
3/11/21	Excel Energy	\$598.37
3/11/21	City of Arvada 8th bill*	\$575.32

*working with new bookkeeper to analyze on a monthly basis vs. yearly plus 5210

Electronic Fund Transfer:

State Farm 3/1/2021	\$3262.00	Insurance
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Checks to be signed at 3/16 Meeting

3/13/21	Morrison BackFlow	\$65.00
3/13/21	Denver Gutter Cleaning	\$1,860.00
3/13/21	Shorty's Landscaping	\$545.00
3/13/21	Shorty's Landscaping	\$670.00
3/13/21	Altitude Community Law	\$1,058.00

Property for Sale:

None

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Homeowners in Arrears:

5210 #1	2nd Notice
5230 #4	1st Notice
5270 #3	2nd Notice
5250 #3	2nd Notice
5210 #8	Agreement made
5220 #8	3rd Notice?
5260 #9	3 rd Letter already sent – need to send to collections, discuss putting a lien on the property

Rental Percentage is at 15%

Correspondence:

3/13/21	Teri Hayes- Hoa due questions for Julie Hyman-Johnson 5250#4 deceased
3/13/21	Insurance Contact Inquiry for Karla Weiber
3/13/21	Questionnaire request forwarded to Stevie Hoa president
3/14/21	Karla Weiber Hoa Inquires
3/15/21	Address change for owner Tariq Sawaqed
3/15/21	Karla Weiber Hoa Inquiries
3/15/21, 3/16/21	Homeowner contact update sent to Bookkeeper

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

Additional Correspondence:

- President –
 - 5250 #4 – owner passed away, discussing details with estate; dumpster for unit coming this week; will put on market by 4/1
 - 5270 #1 – snow removal parked in his spot, words exchanged, things are fine
- Vice President –
 - 5260 #8 – towing issue; new towing company – Joan will send Secretary new contact info to put in newsletter
 - Altitude Insurance – HOA does not need HO6 proof from homeowners; discussed pavement issue, cannot hold snow removal company liable unless we have proof
 - 5230 #2 – Does not want salt; new snow company not using salt but using an environmentally friendly compound to prevent slips
- Member at Large –
 - Snow removal – new company, lots of correspondence with blizzard

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

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Old Business

- Bookkeeper Transition – led by Treasurer
 - Went really well between Brenna’s departure and Gary and Treasurer taking on these duties
- Gutter repairs – led by Member-at-Large
 - Installed extensions, working well to pull water away from foundations and leaking areas
 - Were cleaned in October and December
- Grounds keeping –
 - Rocky Mountain likely new vendor going forward, will work with them on contract and landscaping bid (dismissed Shorty’s due to issues)
- Concrete –
 - Rocky Mountain can provide a bid
 - Sonia to get bid from Precise Concrete & Construction, will come out next week
- Poop/trash clean up –
 - See if they will clean up behind 5210
- 5260 #9 –
 - Will likely go into foreclosure soon; discuss moving forward with suing, force to sell; demand letter to make repair
- 2 CIOAA policies –
 - Set up date with David of Altitude in May to answer questions of homeowners, include 5260 #12
- 5220 #1 –
 - Discussed red door, send a letter asking nicely to change w/in 45 days; President and Secretary to work on drafting letter together
- Dumpsters –
 - We were not charged overage fees in February

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

New Business

- Watering –
 - Discuss bringing someone on soon to water; find someone to do minor groundskeeping like watering, trash pick-up; create 1 page job description
 - Look into purchasing new equipment; hasn’t been put away in winter but is very old and needs to be replaced
 - 5270 #7 is always aimed at the concrete
 - Should be watering early morning or late evening, not at noon
- Shed –
 - Replace shingles on roof

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- It is not leaking internally so entire structure does not need to be replaced right now
- Brick work –
 - Start looking into bids for repairs; President is available for walk throughs
- 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
- Code of Conduct – Member at Large and Treasurer to draft a conduct to have everyone treat board members, homeowners, and vendors professionally
- Treasurer – new full-time job, would like less texting during the day

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

Open Forum

- 5270 #9
 - Appreciates the new board
 - Dog poop – assess new policy to impose a monthly dog fee, “This continues to be an issue, we are considering applying a monthly dog fee by X date if it doesn’t improve,” Joan to discuss with David
 - Mail box – clarify how homeowners are responsible for their own mailbox and USPS needs to let them in to fix it or to report vandalism; HOA not responsible for mailboxes; Secretary to clarify in next newsletter
 - Main line – needs to be flushed soon
 - Have the dumpsters improved?

Next meeting is set for Tuesday, April 13th at 6:30pm virtual via Zoom

***Special meeting** with Altitude on CIOAA policies and other insurance questions – dates selected: either Thursday May 6 or Thursday May 13; get David’s availability*

Meeting adjourned at 7:57pm: Motioned, seconded and passed.