

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of November 21, 2016 5270 Garrison Street #9

Vice President by phone, Member at Large late
and all other board members present
Meeting called at _6:35pm_____

Attendees:

Secretaries Report:

October 24, 2016 minutes motioned, seconded and passed.

Treasurer's Report:

- Checking Account(9/30) \$121,049.23
- Money Market(9/30) \$68014.49
- Checks written since last meeting
 - Voided check 4090 for \$178.50
 - Keith W.(maint.) \$178.50
- Checks written at meeting:
 - American Family \$3333.91
 - Waste Management \$493.81
 - Xcel \$314.16
 - City of Arvada \$5144.17
 - Hills(mow, fertilization, aeration and sprinkler) \$675.00
 - WoodyCreek Reserve Fund \$2000.00
 - HindmanSanchez \$78.00
- Owner rental percentage is at 18.5%
- P&L on website provided at meeting
- Either one house for sale or refinancing
- Letter to 5270#3 did not get sent by the 10th of the month will have to wait until 2017 to send to collections
- 5210#8 behind one month friendly reminder letter
- Quarterly provided
- Customer Summary Provided
- Website will be completed by end of December 2016

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Treasurers Report Motioned, Seconded and Passed.

Correspondence

- Appraiser called with questions: Is HOA still in Phases and how many units
- 2 calls for information all provided the HOA website to refer to
- Deborah Pearson contacted by Treasurer to get information to update the website with master policy and contact information.
- Letters about garage damage given to Secretary to give to President to contact 5220 owners and renters in 3,4 and 5.
- Information for newsletter from City of Arvada
- Hills last payment returned from address. Call placed and address was correct check resent.
- 5260#11 watched someone dump boxes into dumpster. Provided information from box. Not much can be done.
- Kathy from American Financial called on 5280#10 for questioner to be completed for refinance and asked if payment of \$50.00 could be sent with escrow. This is no. Must be sent before closing.
- Vivian from Brown Brothers called about a check for payment of restoration and needed to know who to give it to. Secretary contacted Vice President who got in touch with Member and Large and President. No one knew but check was sent to the company.
- Todd at Brown Brothers is no longer the contact. President is dealing with Don. Don is waiting for adjusters for garage doors. Wants HOA to pick company and Brown Brothers will send check to HOA to cash and send. This will not be done and Brown Brothers must take of as there is structural damage along with the exterior damage. If no done ASAP President will call HOA attorney to get involved.
- Letter from 5220#4 about damaged garage door.
- No inspection done by Brown Brothers and bill received. Will not be paid until all work is done. Mistake in bill as well as 5250#7 not showing for work. Will need to be redone.

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- 5260#11 concrete step will be done 11-22 and 11-23. Will grind down step and replace with concrete and rebar. Asphalt will be done to level stairs to driveway.
- Call to Member at Large from 5220#2

Correspondence was motioned, seconded and passed.

Old Business:

- 5220#2 Soffit fixed

New Business:

- Insurance:
Deborah Pearson stated not to put any insurance information on the website. Treasurer stated that it is a must and it is the Declaration Page President needs to call Deborah Pearson and provide Armour Roofing information as the roofing material is needed for the new policy. 2 premiums one has wind and hail of 2% of building value the either does not. Premium will go down either way.
HOA will be credited overpayment now on the new premium.
Assessment will be done of all units for policy
Agent asked if the policy needed to contain sewage clause if there are back up. The matrix shows that inside the home is the owners responsibility and the main outside in front is HOA

Open Forum:

- 5260#11 asked if a new visitors spot should be created next to 5210#1 with the new pave job. This will be considered.
- 5260#11 bought new tree for \$35.00 for 5280#7 and will be reimbursed by HOA. Tree to be planted in spring

Budget Meeting:

- 2 items missing on budget as items are going up in cost. If needed cost will come from the cement budget. The items removed were ground maintenance and tree trimming
- These items removed for cement on 5280.

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- The asphalt money moved from the Money Market to the checking will remain in checking until Brown Brothers done then paid out.
- There is still bill outstanding for 5260#3. This was never received and if this comes in must be paid.
- Bonus to Keith W. for December 2016 in the amount of \$50.00. Motioned, seconded and passed by four members.

Next 2016 meeting to be held on the _8th of December__ at 5260__ Garrison Street #_7_ at 6:30pm

Meeting adjourned at _7:44___pm. Motioned, seconded and passed.