

**Woody Creek Townhomes Association
August 2017 Annual Meeting**

All board members present.

Meeting called at _7:05pm_

Attendees:

Cindy Henderson 5230#3 Joan Gallagher 5260#3 Terry Maupin 5250 #7
Michelle Neilson 5270#6 Robin Liane 5230#4 Sonja Hahn 5260#11
Ashley S. 5230#7 Angel Whitmore 5280#7

Secretaries Report:

July 13, 2017 minutes motioned, seconded and passed.

Treasurer's Report:

See Attached

Treasures report Motioned, Seconded and Passed.

Correspondence:

- Hindman Sanchez request for Customer Summary. Owner will be done in 6 Months.
- Letter from City of Arvada that water is running high in 5280.
- Porch Pirates have taken packages in townhome area. To be added to newsletter
- 5260#3 has siding piece that belongs to 5230#2. President will talk to Armour to fix or remove. May be left over.
- 5260 3&4 cement is dipping and caving in.
- 5230#9 called for website status
- 5210#6 soffit repair done
- 5210#1 call to Treasurer and President from Armour Roofing and skylight. Taken care of. Removed

Correspondence motioned, seconded and passed.

New Business:

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- Roofs going faster than expected
- Dishes being taken down and put back up
- Company not working on the weekend. Will start back up 8-14-17
- Magnet will be used to pick up nails
- Enforcement of back yards with renters and owners. Letter and maybe fine can be done.

Old Business:

- Dumpster repairs to wait
- 5230#4 asked why no vote given to owners for new roofs. Explained by Vice President that vote was not needed per Attorney and By-Laws.
- Soffit repairs to be done 8-14-17
- Dumpster area needs to be added to newsletter as people are dumping. Explain where recycling is.
- Treasurer provided the homeowner request form to be added to website. Motioned, seconded and passed. Will be added once word fixed on letter.

Open Forum:

- 5270#6 asked about new fences. Was told to go see 5220#4 and ask who replaced them.
- Mailperson is not leaving correct mail in boxes and leaving packages in the wrong homes. Post Office was contacted.
- 5230#4 asked why the roofing information was not in the newsletter and asked if HOA was trying to hide information. Owner was told no, not all information is on the newsletter as it is long. Newsletter is informational and if more information is needed it is in the minutes.
- Added to newsletter that if information is not on the newsletter to check the minutes on the website.

Vote:

- Three positions to be filled and voted on 8-10-2017
- All homeowners in attendance are eligible.
- Those running: Joan Gallagher 5260#3, Brenna Krier(only for one year), 5260#7 and Griffin Korosec 5260#9
- Votes tallied by unbiased homeowner in attendance: Brenna 16, Joan 16, Griffin 15 and Cate 1. The board will now consist of Brenna, Joan and Griffin.
- Positions will be decided at the meeting in September.

Next meeting to be held on the 27 of September 2017 at 6:30pm at Lance Clausen's 5270#5.

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Meeting adjourned at 8:01pm. Motioned, seconded and passed.

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Treasurer Report July Financials 2017

Account Balances:

Checking Account	7/31/2017: \$245,603.71
Money Market Account	7/31/2017: \$53,558.37

Checks:

Since Last Meeting:

NONE		

Check Amount	Check Written tonight	What is the expense/concern
540.32	Waste Management	Trash
348.00	Hills	Mowing
1500.00	Woody Creek Townhome	Reserve Fund
195.00	Hindman Sanchez	Lawyer
5380.70	City of Arvada	Water and Sewer
46.00	Brenna Krier	Corporate Report; Post Office keys
294.00	Keith Wickman	Ground Maintenance
267.77	Xcel	Power; street lights
3333.91	American Family	Insurance

Handouts:

- Profit and Loss for July 2017
- Customer Summary

Houses for Sale:

5230#9: Status Letter

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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:

- Audit has been turned in; extension filed; taxes and audit soon August

Correspondence:

5280#8: Cement complaint

Proxy votes

Payment arrangement 5220#6. Owner will pay additional 125.00 until caught up. Will be done January 2018. Motioned, seconded and passed by the board this night.

Hindman Sanchez – updated ledger for 5220#3

Letters: 6 letters and some reminders

END of Treasurer Report