

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes October 2024

## Meeting called to order @ 11:15 am

Residents in attendance:

- President
- Vice President via zoom
- Member at Large
- Secretary via zoom

## **Secretary's Report:**

Minutes were reviewed and are approved.

*President makes a motion to accept the secretary's report; Vice President; all accept.*

## **Treasurer report**

- President
  - Roofing vendors
  - Gutter vendors
  - Waste management
  - Sonja pruning tree
  - All other correspondence covered by other board members
- Secretary-
  - All other correspondence covered by other board members
- Member at large-
  - 5250 #4
  - All other correspondence covered by other board members
- Vice President-
  - All other correspondence covered by other board members
- Treasurer-
  - Gary
  - Friendly letters
  - vendor payments
  - All other correspondence covered by other board members.

*President motions to accept additional correspondence; Secretary seconds; all accept.*

## **Old Business**

- Fundraisers to be done. Possibly Little Caesars.
- Phase 2 and 3 of concrete project will be next spring and next fall or next year.
- Hit and run perpetrator still has not been caught.

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- Camera may be in budget. Stevie will go to Tmobile and see if we can get a sim card for the camera. This is going to be revisited
- Xeriscaping- look into rocks, plants that thrive in sun without needing to be watered
- Possibility of HOA credit card.
- Gutter issues on 5260 #8 and brickwork.
- Gutter structural pillar
- Window well covers- no regular size will fit. Must be custom ordered.
- Previous member at large called Arvada roofing and construction to clear gutters. Has not been done yet due to vendors not responding. Will be done ASAP
- Concrete water gutter for 5230 #1 was supposed to be replaced by the board 3 years ago. Ryan looked into finding and replacing. Home improvement stores do not have them in stock currently. Accordion style may be more practical, it's longer, more flexible and easier to replace.
- Schedule sewer scope
- Still working on getting more online communication- will work on getting accurate email addresses for residents and homeowners
- Looked into replacing the website with Wordpress-it would be cheaper but not sure how practical it would be to get it up and running by July 4 and get the word out that our website has changed but may be a good idea for next year.
- Replacement tree
- 5280 #1 also requested a new tree planted after the old one blew down and he cleaned it up.
- Ventola Law letter- David sent a letter back and we never heard back
- During the walk around the gutters were examined and determined to be high priority
- Cement issues within community identified
- Outgoing mailbox-Julia is still looking into this

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

## **New Business**

- Our handyman, From the window to the wall LLC, has been out of town helping with the hurricane in Florida so they have not been able to look at the facia yet
- 5260 #3 basement keeps flooding when it rains due to landscaping, needs landscaping company to come out. Will get a quote, get work done, and give it to us.
- Joanie to write letter to 5220 #1 about spigot that we paid for to be put in, that was not put in.
- Need to get roofing company out to inspect roof to see if warranty has been voided-5250
- Sprinklers were shut off
- Friendly letters went out

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Forum:

Member at large proposed board members start paying partial dues. In order for that to happen by-laws would need to be changed which is a \$5000 fee. This proposal was voted against by all other members.

Next meeting is set for Monday, November 18, 2024 at 6:30. This will be a hybrid meeting. Stevie will secure a community room.

*President motions to accept new business; seconded; all accept.*

**Meeting adjourned at 12:31pm: Motioned, seconded and passed.**