

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes of May 22, 2019

All 4 Board Members Present

1 Bookkeeper Present

0 Guests:

Minutes take by: **Griffin Korosec.**

Meeting called at 5:470pm

Secretaries Report:

April 24, 2019 minutes motioned, seconded and passed.

Bookkeeper Report:

Checking Account Balance as of 4-30-19 \$13,601.66

Reserve Fund Balance as of 4-30-19 \$67,003.55

No Checks Written Since Last Meeting

Checks Written tonight:

- Pinnacol \$350.00
- Waste Management \$626.27
- City of Arvada (Water) \$4,120.22
- Hills(mow) \$385.00
- Altitude \$265.00
- XCEL \$262.31
- American Family \$4,363.00
- Brenna Krier \$390.00
- LP Custom \$135.00

Bookkeeper Correspondence:

- 0 homes for sale
- Letters sent to owners short on due checks
- Customer Summary provided
- P&L provided
- 5210#8 continuing to pay \$200.00 each month, \$30.00 toward arrears due.
- Letters sent to owners: 5260#6, 5280#2, 5220#6, 5280#4, 5210#3, 5230#8, 5270#5, 5220#3, 5230#10. Second letters to 5210#5 and 5270#2(will be third letter with late fees and interest in June).
- Audit with accountant

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- Letters to owners cannot be completed until after the 1st of the month due to current dues not assigned
 - Bookkeeper/Treasurer instructions missing off computer, trying to recover
 - Pinnacol Insurance for ground maintenance (are we hiring privately)
 - Title check arrived for 5220#1, Amount is too high, and call was placed to company before check deposited. Returned call from title company states it is for future dues.
 - Returned check from 5280#6 due to owner deceased and account closed
 - 5250#7 called due to dues check being sent back from bank
 - 5260#6 emailed to understand the \$11 dollars due plus May dues
 - 5260#12 no letter as disputing pay, 5280#8(disputes), 5250#7
 - Bookkeeper needs LP Customs address to send payment from Member at Large
 - State Farm Survey received and provided to Vice President
 - Bookkeeper provided 1st and 2nd late dues letters for autogenerate. Letter 1 is stating that dues were not paid for certain month/months and to send correct as soon as possible. 2nd letter states that owners are delinquent and soon to pay. Members of Board asked to change that line to please pay within 20 days of letter sent. With change Members of Board motioned, seconded and passed the letters for Bookkeeper to move forward at this meeting 5-22-19
 - Bookkeeper requested reimbursement if she pays for website upkeep/to keep domain and corporate report Members of Board motioned, seconded and passed at this meeting 5-22-19.
 - Website up to date
 - No reserve fund check will be done
- Bookkeeper report Motioned, Seconded and Passed.

Correspondence:

- Vice President still cannot access HOA email
- President received Waste Management Survey
- 5210#6 requesting tree branch be cut due to storm as it is right over gutter
- 5220#2 requesting board to check concrete at Spring Walk Around as it is falling apart corner of garage. There are rocks there, if fixed, that owner would like to keep.

Correspondence motioned, seconded and passed.

Old Business:

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- Spring walk around postponed tonight due to weather will be held before June Meeting
- Board discussed reimbursement of time and labor of 5270#1 for dumpster fence. Board is in agreement to pay for material of \$737.94, but not time and labor as owner did not present contract to board to take down and fix as requested by President. Members of the Board motioned, seconded and passed to pay owner of 5270#1 for material used on dumpster but not time and labor at this meeting 5-22-19.
- Board still looking for company to bid repairs or fixes that are needed on concrete on 5280. Member at Large will ask Lonnie of LP Customs for any recommendations
- Vice President still has broker working to find better insurance for HOA

New Business:

- Zero Scaping Policy Signed by President at tonight's meeting
- Board discussed maintenance or grounds person being hired to take care of watering, waste pickup and little things needed around Woody Creek. Keith Wickman has not been in contact with Member at Large since last year. Board will put information asking if anyone that is older than 18 is looking for part time work of 20 hours per month at \$14.00 an hour. Will keep Pinnacol Insurance at this time
- Trying Spring Walk Around Again, Will be starting at 5:15pm 6-26-19 and meeting in the T-Zone. Meeting to be held immediately after

Next meeting will be held the 26th of June 2019 at 5:45pm at Lance Clausen's 5270#5 Garrison Street Arvada, CO. Spring Walk Around Before meeting at 5:15pm to start in the T-Zone. The Board welcomes all that want to come!

Meeting adjourned at 6:29pm. Motioned, seconded and passed.