

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes December 13, 2022

Attendees:

1. **President**
2. **Secretary**
3. **Treasurer**
4. **Member at Large**
5. **Vice President**
6. **Joleen Bailey- 5280 #4**
7. **Brendan Connor**
8. **Erin Lennon- 5260 #8**
9. **5280 #4**
10. **5210 #1- Corey Herrington**
11. **5230 #6-Jon Risbon**

Called to order @ 6:34pm

Open Forum:

5260 #8- Profanity around complex- would like to see some change to eliminate this and promote respect.

Email about water damage to driveway and property is sinking

5260#6 & 5210 #1- This meeting was requested to be 5210 #1's formal hearing for fines assessed to him, 5260 #6 was acting as his representative. No compromise or plan was agreed upon. 5210 #1's only comment was he refutes fines issued. 5260 #6 and 5210 #1 were kicked out of the meeting due to violation of the code of conduct for meetings.

5280 #4 -Wants backfill to happen sooner, alleges harassment, spigot issue

Secretary's Report:

- Minutes are conditionally approved

Correspondence:

- 5280 #4 concrete project cleanup issue
- Zoom renewal
- Brenna Krier- noncompliance
- 5260 #11 would like to join walk through and would like the treasurer to not be replaced every year
- 5250 #6 wasp
- P&L reports
- Margaret Herrera would like to pay dues for next 3 months

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

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Treasurer Report:

Treasurer Report Nov 2022

Deposit Detail
Date Amt

11/7/22 5562.50

11/28/22 724 -

11/28/22 3546.50

11/30/22 1829.00

Profit & Loss Review

Net Income - 9050.89

Checking Ending Balance as of Nov 30, 2022 \$18,300.65
Money Market Ending Balance as of Nov 30, 2022 \$34,174.82

Regular Monthly Checks:

Altitude Low:

Hills Law & Ground: 1096 -

Waste Management 1102.33

Duty Free Pets: 108.34

Arvada Water: 4627.36

Arvada Water: 766.54

Xcel Energy: 282.91

Virtue LLC: 625 -

Ryrtle LLC: 1800 -

Stevie reimbursement: 23.55

Prop for Sale: -

Prop Sold: -

Owners In Arrears:

5210 #1

5270 #6

5230 #4

Rental Percentage: 15.7%

President moves to accept; secretary seconds; all accept

Additional Correspondence:

- President -
 - 5280 #4- soffit issue and landscaping issue

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- Vice President-
 - Spoke to David

- Member at Large-
 - See secretary's correspondence

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

Old Business

- Fundraisers to be done.
- 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.

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

New Business

- AirBNB is being run on 5280 #5. Letter will be sent to shut down. also add to newsletter.
- Budget will be tabled until next meeting.
- Anonymous letter was sent, person would be welcome to meeting to discuss
- any issues.
- Someone needs to come out to see about sinking buildings. Reach out to vendors.
- Management company would cause dues to go up \$288 per unit so it is not an option.
- 5260 #8 has a broken spigot, will get vendor out to fixed when it gets warmer.

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

Next meeting is set for Tuesday, January 17, 2022 at 6:30pm

Meeting adjourned at 7:50pm: Motioned, seconded and passed.