

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes October 19, 2023

Meeting called to order @ 6:39pm

## **Secretary's Report:**

Minutes are approved. *President makes a motion to accept the secretary's report; Treasurer; all accept.*

## **Treasurer Report:**

### **Profit & Loss review**

### **Net income \$**

### **Deposit Detail**

### **Date Total Amount**

**9/7/23 \$2146.00**

**9/9/23 \$5177.00**

**9/25/23 \$3489.00**

**Checking: Ending Balance as of 9/30/23 \$**

**Money Market: Ending Balance as of 9/30/23 \$**

### **Regular Monthly Bills:**

### **Description-June and July Monthly Total Notes**

**State Farm Insurance \$3667.25**

**Altitude Law \$240.00**

**Waste Management \$1564.71**

**Virtue LLC \$551.25**

**Duty Free Pets \$108.34**

**Hills Lawn and Grounds Care \$1128.00**

**Xcel Energy \$555.98**

**Arvada Water \$6380.49**

**Melissa Lawn Water \$244.00**

**Water bill: Property for Sale:**

**n/a**

### **Property Sold:**

**5250#3**

### **Owners in Arrears:**

**???**

**Rental Percentage is at 15.7%**

### **Correspondence:**

#### **• Correspondence:**

**o 9.21.23 Invoice Duty Free Pet**

**o 9.22.23 Email from Melissa for W9**

**o 9.26.23 Invoice Hills Lawn and Grounds Care**

**o 9.28.23 Invoice Altitude Law**

**o 9.28.23 Periodic Report Filed**

**o 10.4.23 Quote from Republic**

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**o 10.4.23 Invoice from Secretary for Zoom**

**o 10.6.23 Email from accountant didn't receive payment. It was returned in the mail. It**

**has been sent again**

**o 10.10.23 Email Accountant for tenant balance report**

**o 10.10.23 Email tenant balance report to Onefrey for Audit**

**o 10.13.23 Email Accountant Deposits**

**o 10.15.23 Email Accountant Invoices**

**o 10.17.23 Received a HOA request for 5250 #3**

**o 10.19.23 Emailed Stewart Title about previous request for 5250 #3 we havent received anything in the mail**

**o 10.19.23 Received Secretary Report**

**o 10.19.23 Sent Deposit to accountant**

**o No news notes anymore in the mail**

## **Additional Correspondence:**

- President
  - Mailbox vandalism possibly remove box and add bulletin board
  - All other correspondence covered by other board members
- Vice President-
  - All other correspondence covered by other board members
- Member at Large-
  - 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. On hold until structural problem addressed.
- Hit and run perpetrator still has not been caught.
- Camera may be in budget due to taking the computer back. Stevie will go to Tmobile and see if we can get a sim card for the camera.
- Zeroscaping tabled till next meeting
- Bids came in for foundational repairs needed- most cost effective bid is \$13,000. Lawyer team advised this is a studs in issue and therefore the HOA is not able to help.
- Joan attended meeting for field behind 5260. Sounds like project has been green lit. 5260 will be getting new fence courtesy of townhome developer. Concerns and issues were raised at meeting with less than satisfactory answers. Townhomes developed will be rent only.

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

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## **New Business**

- Roof of 5280 inspected.
- Mailbox removed from mail shed
- Ash trees sprayed for bores
- Trash was not picked up on Monday 10/16 for at least the dumpsters by 5270
- Discussed possibility of creating a QR code for the website.
- Window well fixed for #10
- Possibility of HOA credit card discussed.
- Gutter issues on 5260 #8 and brickwork.
- Wasp removal-may need to come back
- gutter structural pillar discussed
- window well covers- no regular size will fit. Must be custom ordered.
- Bigger trash receptacles were delivered 8/9. Hopefully this will help with the large number of overfill fines.
- Add to newsletter to remind people to test radon
- Leaves will be picked up by Hills

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

**Meeting adjourned at 7:32pm: Motioned, seconded and passed.**

Next meeting set for November 14 at 6:30