

# WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes January 17, 2023

## Attendees:

1. President
2. Secretary
3. Treasurer
4. Member at Large
5. Vice President

**Called to order @ 6:32pm**

## **Secretary's Report:**

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

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

## **Treasurer Report:**

**Profit & Loss review**

**Net income \$6,450.76**

**Deposit Detail**

**Date Total Amount**

**4/10/23 \$5,324.00**

**4/10/23 \$2,523.00**

**4/25/23 \$1,156.00**

**4/25/23 \$759.00**

**Checking: Ending Balance as of 4/30/23 \$16,796.29**

**Money Market: Ending Balance as of 4/30/23 \$40,688.65**

**Regular Monthly Bills:**

**Description Monthly Total Notes**

**Hills Lawn and Grounds Care \$1,128.00**

**Waste Management \$887.78**

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**State Farm Insurance \$3,402.08**

**Altitude Law \$230.00**

**Duty Free Pets \$108.34**

**Xcel Energy \$276.40**

**Virtue LLC \$551.25**

**USPS \$248.00**

**Ryan Hartzler \$39.80 Reimbursement**

**Ryan Hartzler \$228.75 Maintenance on Property**

**Water bill: Normal and stable**

**Property for Sale:**

N/A

**Property Sold:**

N/A

**Owners in Arrears:**

**5210 #1**

**5230 #4**

**5270 #1**

**5270#7**

**5220 #3**

**5230 #1**

**5230 #6**

**5250 #9**

**5220 #8**

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5220 #9

5220 #5

5210 #4

5250 #7

5250 #4

5230 #8

5260 #7

5280 #2

5280 #1

5230 #10

5220 #4

5250 #2

5230 #3

5210 #8

5220 #7

5280 #9

5260 #4

5230 #9

5260 #9

5280 #5

5250 #6

5230 #5

**Rental Percentage is at 15.7%**

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## Correspondence:

### • Correspondence:

o 4.20.23 Accountant sent detailed Ledger to Treasurer for anyone with an outstanding

balance of more than 250.00

o 4.23.23 Treasurer asked Accountant for most recent Contact list

o 4.23.23 Treasurer sent out 25 letters for outstanding balances

o 4.25.23 5270 #6 Email Correspondence about outstanding balance

o 4.26.23 COI Insurance received from Duty Free Pets

o 4.26.23 Treasurer reached out to old Treasurer(Brenna Krier) and spoke with her on

the 4.3.23 about some of the treasurer duties

o 4.26.23 received extension docs for audit

o 4.26.23 Treasurer emailed Accountant about Quickbooks version we are using

o 4.26.23 Emailed deposits to Accountant

o 4.26.23 Emailed Account for detailed ledger 5250 #9

o 4.27.23 Received Invoice from Altitude Law

o 4.28.23 Received detailed ledger for 5220 #4

o 5.1.23 Received detailed ledger for 5230 #2

o 5.3.23 Received detailed ledger for 5280 #3

o 5.7.23 5230 #3 asked for detailed ledger; 5.7.23 requested/received detailed ledger

from Accountant

o 5.9.23 5350 #4 let us know they were going to replace fence

o 5.10.23 5270 #1 and 5250 #9 correspondence about past due and they are sending

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**a check to bring their accounts current**

**o 5.11.23 Deposits sent to Accountant**

**o 5.11.23 Emailed Board to see why Pinnacol Insurance isnt on auto-debit but State Farm is. Hasn't been set up**

**o 5.11.23 Backflow inspection set up**

**o 5.12.23 Accountant sent files for the month**

**o 5.12.23 Accountant sent detailed ledger for any outstanding balance over 195.00**

**o 5.12.23 Basement Leak 5260 #9 wanted contact info from neighbor and asked if this**

**was the Boards responsibility. President said it wasn't boards responsibility and that we don't have a phone number for their neighbor. President suggested they should knock on the door and call a plumber.**

**o 5.15.23 Accountant asked if they could be set up to receive ACH Payments. I said it was a great idea and would speak with the board.**

**o 5.7.23 Spring walk around. Looked at cement that dropped between 5220 and 5230 President says it isn't up to code. Looked at window well and a pipe is in front of part of the window well. Not sure what pipe is for**

**o 5.11.23 delivered detailed ledgers to 5280 #3 and 5230 #3**

**o 4.29.23 spoke with 5280 #3**

**o 5.11.23 received a letter in the mail addressed to plaintiff in lawsuit**

## **Additional Correspondence:**

- President –
  - Lawyer
  
- Vice President-

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- No name or address- voice message about something missing and a letter about it, person needs to reach out by email and give name and address. Can't understand message.
- 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.
- 5260 #8 has a broken spigot, will get vendor out to fix when it gets warmer
- 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.
- Taxes and audit are going well. extension has been filed since audit will not be done in time.
- Signs for 5260 #8
- Zeroscaping/clover were discussed, looking into finding clover seeds
- looking into BBQ at annual meeting
- Annual meeting will be August 10 at 7pm in visitor parking- refreshments will be offered

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

## **New Business**

- Grants have been looked into and applied for.
- Bids came in for foundational repairs needed- most cost effective bid is \$13,000. Joan will call David 5/17 to see if vote is needed for immediate repair.

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

**Next meeting** is set for Tuesday June 20 at 6:30pm.

July meeting planned to be skipped

**Meeting adjourned at 6:56pm: Motioned, seconded and passed.**

**Executive meeting called to order at 6:56pm.**

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Counter offer was made of \$6,500

Spigot absolutely needs to be fixed.

If we do go to court, we will be there at 8am. Division T courtroom 100.

Executive meeting adjourned at 8:06.