

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes January 17, 2023

Attendees:

1. **President (In person)**
2. **Secretary (In Person)**
3. **Treasurer**
4. **Member at Large**
5. **Vice President**
6. **Jordan Green- 5210 #5**
7. **Sonja Hann- 5260 #11 (In person)**

Called to order @ 6:32pm

In person meeting option had 3 attendants, President, secretary, and 5260 #11. Everyone else was present via zoom.

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:

Treasurer Report:

Profit & Loss review

Net income \$2,953.01

Deposit Detail

Date Total Amount

2/1/23 \$1,086.00

2/1/23 \$5,430.00

2/9/23 \$7,830.00

2/10/23 \$2,559.00

2/17/23 \$907.00

2/23/23 \$924.00

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2/27/23 \$3,557.00

Checking: Ending Balance as of 2/28/23 \$14,780.53

Money Market: Ending Balance as of 2/28/23 \$40,687.98

Regular Monthly Bills:

Description Monthly Total Notes

Hills Lawn Care \$985.00

Kristin Bueb \$161.84 Zoom reimbursement

State Farm Insurance \$3,402.08

Altitude Law \$605.00

Accountant Gary \$55.98 1099 Filings

Virtue LLC \$551.25

Waste Management \$1405.47

Xcel Energy \$285.74

Hills Lawn Care \$775.00

Hills Lawn Care \$520.00

Duty Free Pets \$108.34

Water bill: Normal and stable

Property for Sale:

N/A

Property Sold:

N/A

Owners in Arrears:

5230 #4

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5210 #1

5220 #4

5230 #8

5230 #1

5270 #6

5270#7

5220#5

5230#2

5220#8

5270#3

5280#2

5280#1

5250#4

5250#7

5260#7

5230#10

5250#2

5270#1

5250#3

5230#3

5210#8

5220#3

5220#7

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5280#6

5280#3

5220#9

5230#6

5230#7

5250#6

5260#11

5230#9

5260#9

5250#8

5280#9

5210#4

5280#5

5250#9

5230#5

Rental Percentage is at 15.7%

Correspondence:

- Correspondence:

- o 5210#1 Asking if fines were removed from ledger or if he should proceed with small claims case

- o 5270#9 provided updated contact info

- o 5230 #6 said they haven't received Newsletter in months

- o 5230 #2 asking about treasurer report

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- o Emailed CPA about audit
- o 5250 #6 asking about outstanding balance
- o Received 1099 reports
- o 5220 #5 asked for Ledger
- o Emailed accountant info for monthly reports
- o 2.21.23 Received Budget from Accountant
- o 5260 #11 asked for Quarterly/Monthly Reports be uploaded to website

Correspondence:

5210 #1- emails regarding fees- We would like to work with him but he needs to understand and follow policies

Accountant, statements and checks

President moves to accept; secretary seconds; all accept

Additional Correspondence:

- President –
 - Letter send to 5230 #1 and garage has been painted
 - 5260 #8- signs destroyed by hills and need to be replaced and hills to be contacted.
 - Pinnacle came out to evaluate sinking.
 - Brenna
- Vice President-
 - David with May 18 court date- hasn't gotten back yet
- Member at Large-
 - Pickets need to be picked up
 - Hills
 - Gutters repaired
 - All other correspondence covered by other board members.

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

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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.

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

New Business

- Parking issues need to be addressed. Letters to be sent (5270 #1 possibly moved out)
- Gutters fixed.
- Pinnacle approved to come out for initial inspection for foundation repair.
- Signs for 5260 #8
- 5260 #3 tree in backyard falls under homeowner. HOA will be charged and homeowner will reimburse.
- zeroscaping/clover to be discussed next meeting

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

Next meeting is set for Tuesday April, 18 at 6:30pm. Meeting will be solely via zoom

Meeting adjourned at 7:16pm: Motioned, seconded and passed.

Budget Meeting called to order @7:16

5260 #11- would like budget added to newsletter
Amendment discussed and questions answered

No further questions or discussion

Meeting adjourned at 7:26 pm: Motioned, seconded and passed