

# **Woody Creek HOA Special Meeting Minutes**

## **January 31, 2017 at the WC3 building**

### **Present for meeting**

**Board members** Gus Filiss, Dan Kinney, Willie Volkhausen, Donny McAllister, John Edwards, Mary Ann Thompson.

**Home Owners** Peg O'Brien, Trish Gates, Janine Guerrer, Richard Schlein, Gary Krill, Audrey Krill, Guy Fulfer, Sean Kiuttu, Kim Bakker.

(Mark De Young was present at 6:30, left before meeting began)

### **1. President Gus Filiss called the meeting to order at 6:51**

### **2. Approval of minutes of last meeting.**

Hard Copies offered for review. After a time, Donny Mac motioned to pass the minutes, John Edwards 2nded, 5 board members approved, 1 (Dan Kinney) abstained.

**The minutes of the November 7<sup>th</sup>, 2016 meeting were approved as written.**

### **3. Q and A.**

Every homeowner and board member weighed in on discussions involving transfer of assets and accounts from the HOA to the Metro. Information shared and discussion points included:

- All accounts receivable will be collected. All arrears due HOA will be transferred to Metro and once under Metro will incur fees and penalties. Thus far, amounts due to HOA are a sum of assessments unpaid. Delinquent accounts of the Metro will regularly be turned over to the county to be collected via taxes.
- Over the past 10 days 50% of members who had been in arrears have paid up and become members-in-good-standing. Good job!!
- The Infrastructure completion project is important to all. There is \$105,000 in the bank to address that. It was pointed out that our contracts promise the burial of cables and lines to allow the removal of the poles. Progress has been made on this: Comcast and CenturyLink engineers have proposals underway with potential to dig in to this in the spring. A part-time affordable effective project manager is needed to oversee this. It was also brought up that county/state initiatives to bring broadband into rural areas via fiber-optics and wireless may be worth looking into.
- Landscape completion is also an objective.
- It is important, when any of this infrastructure work is under way, to allow workers to perform, unimpeded, the job, under the direction of the governing board or the board-appointed supervisor.
- Irrigation is pretty much complete.

- The transparency of accounts and actions of the Metro is important to all. The wcmetro.com website is valuable. It is clear that the HOA and Metro Presidents and Treasures are closely supervising and keeping a tight grip on all accounts' amounts and all other assets during this transfer.
- The Woody Creek experience and expertise on the HOA board is highly valued by the community and by the Metro board. It is the hope of the Metro board that the community-minded folks from the HOA board will join the Metro to continue to serve the community either on the board or by establishing, leading or joining important committees.
- The Metro Board will directly handle the financial and administrative requirements and obligations of this quasi-governmental organization, and will authorize, rely on, and fund as appropriate; committees to undertake community objectives such as: Storage and rental space allocation and fees, Bylaws and Covenants, Common area and building improvement/beautification, architectural committee, and liaisons to – WC Caucus, - APCA, - Pitkin County,-  
...

#### **4. Vote on transfer of assets and accounts of HOA to Metro**

##### **Official Vote:**

**42 eligible votes cast out of 44 HOA members-in-good-standing = 95% vote in favor**

of the transfer of the water and wastewater systems, improvements, rights and permits, together with the account balances and accounts receivable from the Woody Creek mobile Homeowners' Association to the Woody Creek Metropolitan District.

Additionally, 7 ineligible votes "For" were cast, for a total of 49/58: 84% of total homeownership voted and voted in favor. 100% of all votes cast were in favor (there were no "no" votes).

#### **5. Meeting was adjourned**

Respectfully Submitted, Peg O'Brien Member/volunteer Secretary for this meeting.

##### **Announcement:**

Work is underway to install a drop box for Metro payments at the Laundromat.

Until it is ready, please continue to make your monthly payments of \$63 (or better yet: quarterly of \$189, semi-annually of \$378, annually of \$756) to: WC Metro P.O. Box 343 Woody Creek, CO 81656. Thank you.

All future announcements and postings will be at the laundromat, at the WC P.O., and at the wonderful **WCMetro.com** website.

If you aren't sure you are on the list for the occasional, important and often delightful e-mail blasts from this website, please send your e-mail address to [woodycreekmtd@gmail.com](mailto:woodycreekmtd@gmail.com)

Thanks for being neighbors.

Signing off, Peg