

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes Annual Meeting August 22, 2024

Meeting called to order @ 7:04pm

Residents in attendance:

5220 #6
5210 #5
5280 #3
5280 #4
5260 #6
5280 #6
5230 #5
5250 #7
5230 #9
5260 #12
5250 #3
5230 #6
5210 #7
5210 #8
5260 #3
5270 #2
5260 #1 (via voom)
Eric, The HOA Lawyer

Concerns brought up prior to open forum:

- A request was made that we post announcements by the dumpsters rather than the mailboxes due to 5280 having their own mailboxes. Board agreed that this is a reasonable request and will move to placing announcements there as well.
- Proxies not given to the board and signed prior to the meeting are invalid as stated on the proxy itself and in the newsletter- this decision was reversed, however any proxies designated to someone in arrears are still invalid.
- Accusation of mudjacking 5210 only using HOA funds was made. Multiple people confirmed that mudjacking did not occur at all.
- A management company was brought up. A resident stated that they found management companies where it would not cost residents more than what they are paying now. We asked for names of these companies and they said they didn't know them off the top of their head. It was also clarified by the HOA lawyer that the board would not dissolve if a management company were to be brought in, the company would just act as a facilitator.
- Brought up that someone keeps getting fines for something that was there prior to him moving in. Treasurer explained that we tried to work with him on setting up a payment plan and could have waved some of those fines but he refused to work with us on it.
- Budget requirement concern discussed.

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- Waste management issue brought up and discussed. Stated that this is a big reason why our reserves are so low. Now that we have a different trash company, we are in a better spot.
- Another reason why our reserves are low is due to people in arrears.
- Concern about gutters.

Open Forum

- Concerns about website. It costs quite a bit to not be working. Explained that some of the charges seen are for 3 years and not annual charges but agreed that godaddy has issues. Google classroom was suggested as an alternative since that would be free. HOA lawyer just recommends if that happens, to make it password protected.
- Xeroscape project discussed and why it is needed. Explained that we are trying to save money on watering. We have asked for bids but haven't gotten any back yet. The water bill is just going to keep increasing and this is a way we are trying to combat that.
- Question asked about how CCIOA and Bylaws get changed. HOA lawyer spoke to this. Explained what they are and how they can be amended. Bylaws can be changed by holding a meeting and a percentage of those meeting attendees voting for change.
- Someone asked who is eligible to vote and if someone were to pay up to date tonight, could they vote. The HOA lawyer stated, "you can vote if you are current." confirming if they paid up to date right then, they could vote. Resident then left meeting.
- Question about what the new collections process looks like was answered. Letters x3 and calls, then it gets sent to lawyer team.
- List of those in arrears is read. Mentioned that some of the people listed could be people who have checks in the mail so anyone at or under \$210 would still be eligible to vote.

Treasurer report

Treasurer's report was passed out by the treasurer.

Question about potential reserves law. If it gets passed, what are we going to do? Lawyer spoke to this. Stated that the government would give us x-amount of time to bring up our reserves and it would not be an overnight change.

Voting

- Jordan Green, Joanie McMenamin, Ryan Hartzler, Stevie Songstad, and Joleen Bailey announced they would be running for board positions.
- Question about by \$1050 is listed as an expense, which works out to be the dues x5. Explained that when doing the budget, we budget for all units and the expense is the 5 board members dues being waived.
- Question about why the treasurer position was listed as vacant but 5 dues were still being waived. Explained that our treasurer asked to step down at the annual

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meeting last year but no one ran for the position. Even though she “stepped down” she continued to do the job and thus her dues were still being waived. It was listed as vacant in hopes someone would offer to take the position.

- Each candidate spoke briefly about who they are and why they would be a good fit for the board.
 - Joanie spoke
 - Jordan spoke
 - Joleen spoke
 - Stevie spoke
 - Julia relayed Ryan’s message
- Ballots were handed out and owners were instructed to vote for 3 people.
- Ballots were turned in and counted by impartial party, Eric the lawyer.
- Results: Jordan Green, Joanie McMenamin, and Stevie Songstad.

Request made for more in-person meetings

Meeting adjourned at 8:52pm: Motioned, seconded and passed.