

WOODY CREEK HOMEOWNERS ASSOCIATION #1 Est. 7/13/1982

Meeting Minutes February 19, 2026

Meeting called to order @ 6:33 pm

Members in attendance:

- President
- Treasurer
- Secretary
- Member at large
- Vice president
- 5210 #7

Secretary's Report:

Minutes were reviewed and are approved.

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

Treasurer report reviewed

Correspondence:

- Hawaii resident said she did not get notice of increase. Joleen sent one and Paul asked for updated contact info

Old Business

- Audit still pending
- New book keeper has been hired and quick books purchased. New book keeper and quick books is going to be cheaper than Gary was.
- Saturday pickup day has really helped overages
- Quick book allows for online pay, not going to start it up at this time but may be an option in the future
- 5250 is still having water problems- need to look in crawl spaces for leak. Jon volunteers to help us homeowners who are wanting help.
- P&Ls are going to be delayed due to switching to new book keeper
- Balances will be updated after running by new book keeper
- DORA is taken care of
- Duty free pets- Jon going to take over

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- Rental percentage is too high- people are going to have a hard time selling there homes due to how high it is. No one can buy in our community with FHA loan at this time, and a conventional loan may be denied too due to how high it is. This could also affect our insurance. We may need to add a rental cap.
- Camera still to be installed but has been purchased
- Rental unit letter to be going out soon. Paul will be getting it written and getting approved by lawyer.
- Broker for insurance- since there is an active claim we can't switch anything but they will be getting us quotes
- Audit- not getting calls back from people who did it in the past. Will need to find a new place and get taxes files for last year and this year-Joleen is handling it
- Letters for rentals and phone/email policy information are being updated. Working on sending these out
- Armor roofing- still working with State Farm. No update.
- Bylaws will be updated. Paul is working on it. Some things will require a member vote but some only require a board vote to delete outdated items
- Trash is better with change of pick day on Saturday

New business.

- Hills- asked for contract for us to review. Asked him about dead tree and trees with overhanging branches. Regrading can be done by hills but only until after foundation is fixed.
- Fence at 5280 #1 needs to be repaired, charge will be added to account of responsible party
- Taxes to be done by new firm
- Need to find CPA to do audit-Jon will call Brenna to see if she has a contact for us
- Jordan started paying partial dues

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Open forum

- 5210 #7- would like a copy of her ledger going as far back as available for her records

Next meeting is set for Tuesday March 24, 2026 at 6:30. Will take place at Joleen's house and on zoom.

Meeting adjourned at 8:08pm: Motioned, seconded and passed.