

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes June 2025

Meeting started off with brief presentation from 2 city council candidates, Rebecka Lovisone and Michael Griffith

Meeting called to order @ 7:32 pm

Secretary's Report:

Minutes were reviewed and are approved.

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

Treasurer report

Water is still high

Computer was able to be fixed rather than being replaced

Back flow done

Rental property are at 35% which means people can't qualify for FHA loans

Old Business

- Xeriscaping- look into rocks, plants that thrive in sun without needing to be watered, adding native grass seed
- Gutter and roofing issue- we have filed a claim and are still waiting to hear back from state farm. Our deductible at time of incident is \$10,000 opposed to current deductible of \$89,000. .
- Replacement trees-tabled at this meeting
- Cement issues within community identified and will be prioritized. We are actively looking into companies and getting bids.
- Towing company still needs to be looked into.
- Need to get contact info for renters
- Watering person has been hired, Jordan will work with them to make sure things are getting done regularly and efficiently.
- We got denied from a few management companies. We are still going to try to pursue this
- Individual mailboxes are the individual homeowners responsibility

New business

- Taxes weren't filed last year. Need to do ASAP
- Plans to update bylaws and covenants
- Need to find CPA that can do our audit

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- Trash enclosure is constantly getting messed up. Add to newsletter for people to pick up after themselves
- Insurance went up for us and across the country

Open forum:

Tammy requests that board goes voluntarily but thanked everyone for what they do, Joan let her know at this time we can't go voluntarily due to our current bylaws and covenants, however we are planning to update the bylaws and covenants and at that time we can reevaluate that. Jon Barton commented that the board shouldn't have to work for free and he thinks that they should be compensated.

The community votes on board members, not positions

Trash enclosure: kids are causing lots of damage when being sent to take out trash and causing the enclosures to get destroyed and gross

Community cleanup day brought up- Scheduled for July 26 at 8am

Next meeting is set for Tuesday Se, 2025 at 6:30.

Meeting adjourned at 8:53pm: Motioned, seconded and passed.