

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

Meeting Minutes October 16, 2025

Meeting called to order @ 6:36 pm

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

Old Business

- Xeriscaping- look into rocks, plants that thrive in sun without needing to be watered, adding native grass seed. Goal is to bring down water bill without spending a ton of money upfront.
- Gutter and roofing issue- we have filed a claim and had State Farm ask for installation date of last roof
- Cement issues within community identified and will be prioritized. We are actively looking into companies and getting bids.
- Still need to find CPA that can do our audit
- Still looking into getting new book keeper but need Gary to fix past mistakes
- Still planning to update bylaws and covenants but temporary put on hold to prioritize time sensitive issues
- Trash is still an issue, Jon is handling it

New business

- 2 debit cards will be issued to president and treasurer. All purchases must be approved by the board prior to payment.
- Pest control- Margret Herrera paid for pest control without contacting the board and sent us an invoice. Payment for that will be homeowners responsibility since no board contact was made prior to them having someone come out. However we will be also handling pest control.
- 5260 #3 -landscaping and gutters. Gutters are going to be replaced which should help fix some of the issue. Window well is believed to be HOA responsibility and we will check. Before any landscaping can be done, foundational work will need to be addressed.

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- Sewage issue in front of 5260- there is a break and multiple bellies that need to be repaired. We have gotten quotes and are able to finance with a couple of the quotes.
- Paul has been talking to Red hawk and getting roof quotes
- State Farm is going up
- Insurance is covering certain things but is not going to pay for roof at this time
- We will try to have State Farm agent come to the next meeting
- Trash- lids have to be downs otherwise we get charged. Will add to newsletter and cameras will be added.
- Documents have been converted into text search documents
- Notebook LM has been created
- Altitudes fees will be going up
- A fee reduction has been proposed and have been tabled until we get organized a bit better.
- Next meeting November 20 at 630 at Paul's place also available via zoom
- Meeting called at 811

Next meeting is set for Thursday October 16, 2025 at 6:30. Will take place at Joleen's house.

Meeting adjourned at 8:34pm: Motioned, seconded and passed.