

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

Meeting Minutes December 16, 2025

Meeting called to order @ 6:34 pm

Members in attendance:

- President
- Vice president
- Treasurer
- Secretary
- Member at large
- 5260 #11
- 5280 #6
- 5280 #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

Old Business

- Audit still pending
- Still working on finding new book keeper. The one we originally found declined to take us on as clients.
- Trash is still an issue, Jon is handling it. We are not under contract with republic and are considering switching. Also considering switching days or adding a day
- Updated collections policy has been finalized
- Phone and email policy
- 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.
-

New business

- Potential to add online pay in the future. Homeowners will be responsible for any fees associated with online pay.

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

Meeting Minutes December 16, 2025

- Broker for insurance- since there is an active claim we can't switch anything but they will be getting us quotes
- Dues raised 8%. Will be effective February 1. \$244 will be new dues.
- P&Ls will be posted, they are likely inaccurate due to Gary and may need to be fixed by new accountant. Julia waiting on Gary to send them.

Open forum

Water issue 5260 #11 , pinnacle had previously come out and determined that foundation needs to be fixed and once that happens we can fix grading. It will be a 2 part fix. Potentially going to bring pinnacle back out to look at it.

Doug S- property management lead

Ideas to cut down on water bill but also keep property looking nice. Xeriscaping brought up

Margeret Herrera emailed again asking for status of reimbursement. Paul emailed back and let her know we voted and they will not be reimbursed. Also had concern on branches touching building. Jon will take care of them

Angel has a ladder that she would let us use. She is having issues with ice forming and making it unsafe for her to walk outside. Also requests more information in newsletter. Group discussed adding a section briefly going over what was talked about during the meeting. .

Genowefa spoke again on how waste management was so difficult to work with. Gary has invoices from when she was treasurer

Next meeting is set for Tuesday January 20,, 2026 at 6:30. Will take place at Jon's house and on zoom.

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