

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

Meeting Minutes January 20, 2026

## **Meeting called to order @ 6:32 pm**

Members in attendance:

- President
- Treasurer
- Secretary
- Member at large
- 5270 #3
- 5220 #10
- 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**

## **Old Business**

- Audit still pending
- Still working on finding new book keeper. The one we originally found declined to take us on as clients.
- 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.
- Potential to add online pay in the future. Homeowners will be responsible for any fees associated with online pay.
- Broker for insurance- since there is an active claim we can't switch anything but they will be getting us quotes
- Water bill for 5250 is high
- 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
- Book keeper- Joleen and Paul met with someone from quick books that would create a portal online where all board members could see books and not have to rely on

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Gary. Training would also be provided. Potential to save money if we go that route. Also would allow for direct online pay.

- Policies were voted on and approved and added to the website. For lawyers to look at them they want to charge us \$600. Paul is going to try to get the amount lowered since we already paid them \$300. Will reassess if we still want them to review it after we get a final amount.
- Letters for rentals and phone/email policy information are being updated. Will be sending out when available.
- Rental policy discussed
- Armor roofing- still working with State Farm. No update. Jordan will reach out and check in on status
- Still waiting on p&ls. Julia will reach out to Gary again.
- 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 Some things will require a member vote but some only require a board vote to delete outdated items

## **New business.**

- Trash is better with change of pick up days on Saturday
- Got report so we are able to do a forecast of payments for budget.
- 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.
- David-foundations are homeowner responsibility, landscaping is HOA responsibility
- Pinnacle came out 1-20.
- Pest control- interior is up to homeowner but HOA is able to do exterior pest control but the HOA needs to be the one to call them out. If a homeowner calls them out it will be their responsibility

Open forum

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- 5270#3- question about why to contact about emergency shut off for water, question about how many people who owe back dues and if that is a contributing factor to low reserves.
- 5220 #10-question about dues being raised, if board member dues are still being waived, and why our reserves are low

Next meeting is set for Thursday February 19, 2026 at 6:30. Will take place at Joleen's house and on zoom.

**Meeting adjourned at 7:45pm: Motioned, seconded and passed.**