

WOODY CREEK HOMEOWNERS ASSOCIATION

Meeting Minutes May 2025

Meeting called to order @ 6:30 pm

Residents in attendance:

Vice President

Member at Large

Secretary

Treasurer

5220 #5

5280 #10

5270 #2

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

- President
 - Roofing vendor
 - 5280 #2
 - Keith
 - 5270 #2 and 5210 #7-voting concern
 - 5250 #6-wasp
 - Gary
 - 5260 #6-status letter
 - Xcel energy
 - Lawyers
 - All other correspondence covered by other board members

Secretary-

- GoDaddy
- All other correspondence covered by other board members

Treasurer-

- Brenna
- Us bank
- Gary
- Lawyers
- Owner who lives in Kansas requested newsletter to be sent by mail due to no internet access, Joleen will start doing this
- All other correspondence covered by other board members

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Member at large-

- 5220 #5-Dead bush
- Neds-Gutters
- Roofing vendors-Claim will be filed tomorrow 6/19
- Spigots 5210 #4, 5230 #1, 5220 #1-company has not been able to get ahold of the homeowners yet to confirm repairs
- Watering person needs to get hired asap
- All other correspondence covered by other board members

Vice President-

- David
- 5260 #8-wasps on back porch
- All other correspondence covered by other board members

Vice president motions to accept additional correspondence; secretary seconds; all accept.

Old Business

- Phase 2 and 3 of concrete project will find and fix items of immediate concern
- Xeriscaping- look into rocks, plants that thrive in sun without needing to be watered-tabled at this meeting
- Gutter and roofing issue
- Concrete water gutter for 5230 #1 was supposed to be replaced by the board 3 years ago. Ryan looked into finding and replacing. Home improvement stores do not have them in stock currently. Accordion style may be more practical, it's longer, more flexible and easier to replace. Homeowner requests that gutters be rerouted to Garrison St to prevent ice buildup in winter rather than just replace the concrete gutter.
- Replacement trees
- Cement issues within community identified and will be prioritized
- Outgoing mailbox will not be replaced due to it repeatedly getting broken into, will add to newsletter
- 5220 #1 spigot
- Native grass instead of clover
- Towing company-Joan needs to be added as contact person for current company and Joan is also working on getting bids for new companies
- Need to get contact info for renters
- Watering person-needs to be done asap, will call pinnacle to confirm insurance if we hire someone

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- Stevie was not removed due to vote from community, however she resigned on 6/16.
- In August, all 5 board positions will be up for reelection. President position will not be filled until that meeting
- We are going to move forward with making a claim on the roofs

Vice president motions to accept old business; Secretary seconds; all accept.

New business

- 5260 #3 downspout from gutters is hanging on with one nail, needs to be secured
- Management company being looked into again

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 Thursday July 17, 2025 at 6:30.

Annual meeting set for August 7, 2025 at 7pm

Vice President motions to accept new business; seconded; all accept.

Meeting adjourned at 8:19pm: Motioned, seconded and passed.

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