

Woodland Creek Estates HOA Annual Meeting

12/8/2021

Meeting was called to order at 6:17 PM by Ron Honea.

Establishment of a quorum – 6 properties represented in person & 8 properties represented via proxies.

Meeting minutes read by the group individually. No objections to the minutes written as is.

Proposed budget – highlights read by Ron – discussion of proposed budget – discussion of the fence staining – importance of having a reserve fund and continuing to increase reserve fund – keeping budget as is - no plans on raising dues based on current predictions - discussion of why having a reserve fund so important (paying for HOA owned property damages/equipment repairs)

Lorraine Feher motions to accept budget proposal as is – Tiffany King seconded the motion.

New Business:

Fence staining project – Board initially thought that a volunteer group would get together to stain the fence. However, looking a precedent, the HOA had previously done a special assessment to do the work years back. The Board ultimately determined that the fence staining should be the HOA responsibility based on precedent and the exterior fence directly affects appearance of the HOA. The initially Board goal was to paint internally, pillar to pillar

A motion was made by Ron Honea to extend the initial recommendations to paint pillar to pillar but to paint to the corner of each exterior fence. Sean Darr seconded the motion. No objections.

Architecture Control Meeting Update Given by Phil Ipson & Sean Darr – Current members retained – Jennifer Borg, Sean Darr and Phil Ipson.

Irrigation Committee Report – Issues with receiving water from upstream – upstream headgate to be cleaned 2x daily @ 7 AM & 7 PM – Ron cleaning irrigation head gate – timer placed on HOA pump. Pump requires continued maintenance. Check for shells in your system if you have low pressure at your house! HOA will be utilizing private contractors to facilitate on site repairs to the pump as opposed to HOA volunteers physically moving the equipment for repairs. HOA needs volunteers to clean the irrigation filter. Steve Martin volunteers to the irrigation committee.

Covenant Enforcement Committee – Update given by Sean Darr – Current members retained: Sean Darr and Bill Lucas

Hospitality Committee still dispensed – remaining welcome baskets to be given as HOA annual meeting raffle prizes.

Motion was made to remove the spring neighborhood sales event. Steve Martin seconded the motion. Volunteers are needed to help the HOA Function. There is a goal for the National Night Out to Continue. If you're interested in helping with any HOA committee or for National Night Out, please reach out to Tracey Heritage with Western Slope Management.

Board of Directors

Ron Honea resigns. Tiffany King voted president unanimously, Nicole Auld voted as vice president unanimously, Jasmine Schmidt voted secretary treasurer unanimously.

Open discussion held.

Meeting was ended at 7:19