

Woodland Creek Estates HOA Minutes of the December 8, 2020 Annual Meeting

The meeting was held via Zoom due to the inability to meet in person due to the Coronavirus Pandemic.

The meeting was called to order at 6:06 pm by Vice President Sean Darr. There were 16 Owners present, 2 Owners on conference call and 1 Proxy. A quorum was established.

Sean Darr read aloud the Minutes of the 2019 Annual Meeting. The Minutes were unanimously approved as presented.

Ron Honea, acting Secretary/Treasurer, presented the Treasurer's financial report. He stated the Operating Account balance was \$ 9,334.28 and the Savings/Reserve Account Balance was \$ 10,007.56 for total cash on hand of \$ 19,352.44. He said the Savings/Reserve account is building and that a \$ 15,000.00 goal should be met for future infrastructure needs of Woodland Creek Estates. The financial report was unanimously approved.

Old Business was presented.

Tracey Heritage of Western Slope HOA Management was introduced. She gave a brief presentation and was warmly welcomed by the attendees. Woodland Creek Estates had planned in 2019 to move to a HOA Management Company in 2020, Tracey was hired a couple months earlier due to the loss of President Jeff Crews when he sold his home.

The National Night Out and Spring Neighborhood Sales Event scheduled for 2020 had to be cancelled due to Covid-19 restrictions.

Committee Members in attendance were introduced and thanked for their excellent volunteer services.

New Business was presented.

The 2021 Proposed Budget was reviewed. There is no indication that a dues increase was needed for 2021. The Annual Dues are to be paid by Jan 1, 2021 with late fees assessed if not received by March 1, 2021. Woodland Creek saves a lot of money as most of the common area maintenance and lawncare is done by volunteers. Ron Honea especially takes care of the "fish bowl" on the SW corner of the subdivision and also the NE quadrant by the pump house. It is greatly appreciated that Owners pitch in and assist when help is needed...lifting the pump, fence maintenance, arborist assistance, lawn care. Volunteers make the neighborhood "work". A young man may be hired to help Ron with the many chores he is undertaking for the HOA. In 2020, \$5,000 was budgeted for potential need of an attorney. As this did not happen, the funds set aside for that were transferred to the Savings/Reserve fund. This put Woodland Creek nearer to the \$ 15,000 infrastructure goal. Another \$ 5,000 is budgeted to Reserves in 2021. It is a possibility that when the \$15,000 is met that the Annual Dues could be reduced after 2021. Sean Darr made a motion to approve the budget, Tiffany King seconded. The 2021 Proposed Budget was unanimously approved by the members present.

HOA Activities for 2021 were discussed. The Spring Neighborhood Sales Event will need to be cancelled due to the Pandemic. National Night Out will most likely need to be cancelled as well, but it was determined the HOA will wait and see. The final decision will be made by the new Board and Committee members in 2021.

Fence Maintenance and Repairs were discussed. The fencing is the Owner's responsibility and there is great concern over the perimeter fences. Some are rotting out from underneath. Ron thought it would be best to at least address the pillars, but it's a complicated issue. If the HOA has to take on the expense, a Special Assessment may need to be made on the fence owners. Eric Caswell said he has experience with selling and installing fencing and would be willing to help any Owner who might need it. He was thanked by the Membership in attendance. The exterior fence plans are not set in concrete as of now, but it is an issue that should be addressed soon. Interior fences need ACC Approval if they are to be changed (color, etc). The HOA has a paint sprayer available for Owners to use.

The Elections were held.

Sean Darr assumed the interim President position to help out when Jeff left. He does not want to continue as a Board Member. Volunteers came forward and voting was held. The new Board and Committee Members are:

Board of Directors: Ron Honea, President; Nicole Hillegas, Vice President; and Tiffany King, Secretary/Treasurer.

ACC Committee: Thomas Mitchell as Chair; Phil Ipson; and Jennifer Borg.

Hospitality Committee: Nicole Auld; Katie Garner; Jasmine Schmidt; and Tiffany King.

Covenant Enforcement Committee: Sean Darr and William "Bill" Lucas.

Sean encouraged all Committee Members to make it fun and to be creative. He also would like the members to keep Tracey "in the loop" as activities are underway. Tracey will also be a strong resource for the ACC by being the first contact to violations. She feels a neighborly approach is better than an overhanded one.

Open Discussion included a request to move the Meeting date to earlier in the year and not during holidays. An Owner requested information about trees allowed and placement of them. Overall, the participants really liked the Zoom format. It saves meeting room expense and is much easier to attend. Ron Honea said he thought it was a good idea and would look into it for 2021.

Sean Darr sincerely thanked everyone for their support and volunteerism.

There being no further business a motion was made by Sean to adjourn the meeting at 7:36 pm. It was seconded and all members agreed.

Respectfully submitted,
Tracey Heritage
Manager 12/14/20