

Woodland Creek Estates HOA Annual Meeting 12/8/2022

Tiffany King called meeting to order at 6:03 PM

BOD self-introductions.

Introduction of attending members.

Establishment of a quorum – 6 proxies 11 members in attendance.

2021 meeting minutes not read, but accepted and motioned by Eric Caswell seconded by Bill Lucas

Old business – perimeter fence to be reassessed on a 5-year basis for potential new stain, or at least a reascent of current status.

National Night Out – success. Fruita Police Department came along with Lower Valley Fire Department, performing education and community outreach.

2023 budget voted on – approved Loraine Feher motioned to accept, seconded by Bill Lucas.

ACC introduction, how to submit, process. Current members retained – Jennifer Borg, Phil Ipsom and Sean Darr – remember, when in doubt submit an ACC Request – Find it online through Western Slope HOA's website.

Irrigation committee report – Ron Honea – challenging year, continued issues with upstream water. We are one of the last subdivisions on the lateral. Glen Lateral head gate not being cleaned often enough so Ron Honea, Sean Darr and Steve Martin were cleaning the head gate for Glen Lateral – watering times 4:00 PM – 11:00 PM. A gate valve was replaced by Glen Lateral to help ease water flow restrictions. Proposed new build on HOA common area pump, roughly \$5,000 capital improvement to add bigger filter. Irrigation committee will submit a budget to HOA BOD for approval in 2023 with anticipated construction to begin before water comes on. This project will plum in old 5 HP motor from previous set up.

Discussion of proposed capital improvement cost had amongst attending members.

Eric Caswell, seconded by Loraine Feher motioned to use reserve fund money to do irrigation capital improvement to improvement to irrigation work. Vote was held, vote was unanimous in approval of using reserve funds.

Election of irrigation committee members – current members retained – Sean Darr, Steve Martin, Ron Honea. New member retained – Shawn King.

There is a goal of moving to AM waterings.

CC&R Enforcement – Update given by Bill Lucas and Sean Darr

Poop bags for the common area – Tiffany King will solicit City of Fruita for dispenser.

Common area mowing – done by our neighbor Robin Almendarez's son. Tiffany king motioned to keep Mr. Almendarez, Eric caswell seconded motion. Unanimous vote to retain Mr. Almendarez.

National Night Out for 2023 – volunteers needed. Tiffany King, Jasmine Schmidt, Courtney Patch and Sean Darr offered to volunteer time.

Board of Directors – Tiffany King as president, Jasmine Schmidt as vice president, Courtney Patch as secretary treasurer. Loraine Feher motioned to vote for new BOD. Attendees unanimously voted to elect new members.

Open Forum – HOA exterior fence pillars – goal to remove pillars and replace with single 4x4 pillars.