

WoodCreek of the Good Ranch- Annual Meeting, October 27<sup>th</sup> 2021 held on Moss Creek Dr. in home Meeting called to order at 6:01PM

- Board members present were Kris Fowler, Chris Olvera, Josephine Smith and Laura Rushing
- Homeowners present:
  - Don and Tabitha Baker
  - Nancy Nolan
  - Hesham Chelabi
  - Thomas Ely
  - Richard Bateman
  - Rick Newkirk
  - Gary Leukenotto
  - Kris Ohlson

Business presented:

1. Treasurer's Report: Josephine Smith
  1. Financials presented and offered, can also be emailed: 81% of dues are paid to date; 19% are unpaid and 4 homes are showing as multiple years as unpaid within that stat
  2. 2021 project was mailbox post repair, half are already done, 2<sup>nd</sup> half to be done next year
  3. Discussion of incentive for paying dues on time: dues are currently only \$120 if paid in January, \$140 in Feb, and \$160 in March, with late fees accruing at \$5 monthly until paid, after March.
  4. Question asked, what else does the HOA cover: Maintenance of common area, water and utilities, mail posts, office supplies, attorneys fees, lawn and landscaping, etc.
  5. Question asked of planting annuals vs perennials, HOA will look into the difference of cost and maintenance of both. Question also asked of how often they weed/water, etc and suggestion by Gary to utilize Boxwood for lighting issue, as presented by board (the lights are shining improperly currently and we have reached out to ask for a solution to this lighting direction, etc)
2. President's Report: Kris Fowler
  1. Violations: Multiple concerns over the last few years of cars being parked overnight on streets. This is against the HOA bylaws and against the city laws on the snow routes where the main concern is happening regularly
    1. The HOA has sent violation letters, fined and so on, and while the issue is continuous, it was advised via attorney to post signs at front and back entrance to subdivision and announce the towing of vehicles after first warning.
    2. Concern via Kris Ohlson- against the law and city should be reaching out to us, as too many cars to fit in drive.
    3. City, city's attorney and HOA attorney have stated that whichever law is more restrictive and stringent trumps the other- the HOA bylaws have not changed, only becoming enforced as complaints continue to rise.

4. Bylaws are given to homeowners or the opportunity to view said bylaws, even when a home is purchased without a real estate agent (as bylaws are public information) can be viewed before homes are purchased, etc.
  2. Suggestion by Rick Thomas to have more meetings and activities
    1. Discussed exposure to community,
    2. How HOA communicates: letters (most costly), facebook, website and word of mouth
    3. We have tried many different things in the past to get more subdivision participation and have not been successful, regular turnout to meetings usually runs between 5-12 homeowners
    4. Discussion of attempting another BBQ and prepping, planning this coming spring for a summer event or block party. Emails and numbers received for additional help and ideas on the matter (Rick Thomas, Tabitha Baker, etc)
  3. Rental homes and complaints-
    1. Currently have 12 homes managed by rental properties
    2. Discussion of votes needed (majority is 91 homes) to change this and place into bylaws
    3. Discussion of going door to door, need either visual homeowner signature or returned mail with notary public (only one vote per home is allowed on a majority vote)
  4. Suggestion that we need to communicate more (already have Facebook page, meetings, etc) and it was suggested we go back to a bulletin on the back of the front entrance sign. The sign was taken down as too small, only at one entrance, don't have enough people involved to assist with announcements and newsletters, and sign was old and lock box no longer worked due to weathering etc.
  5. Question asked, can we change bylaws to include sheds when going around for votes on rental properties. Sheds are currently not allowed in the bylaws, but allowing them would open room for large discrepancies and stringent rules on who and how those would be approved, maintained, considered, etc. In the past we could not get enough votes or turnout for such items, but if going door to door for something we would need to keep completely separate items as they are unrelated, and someone would have to be tasked with the management of approval and violations pertaining to sheds in a more detailed way than what is currently in the bylaws and in our violations directive.
3. Upcoming items to consider include:
    1. Meeting by spring for some ideas about getting together and communicating differently. If more hands and turnout in the spring, more events and communication pieces could be considered

Meeting was adjourned at 7:16PM