

Wylie Creek Estates Homeowners Association

Annual General Meeting

Minutes- Feb 15, 2023 Meeting @7:15 pm

Via Zoom and in Person

Those in attendance: Dale Olson, Dan Heimbiger, Cyndy O'Connor, Liz Aghbashian, Josh Stensland plus attached spread sheet

- I. Meeting called to order at 7:15
- II. Overview of projects completed in 2022: cleared the gate valve at Tennis Court and Creekside, ran power to the pond for future projects, tennis court resurfaced and pickle ball nets were purchased, culvert on Barry court was repaired.
- III. 2023 projects discussed:
- IV. Pond project will commence in April with the delivery of plants and supplies for floating island.
- V. The 13 acre park will need to be replatted for tax purposes and some of the land may have to go to the new road works at Love Land and Valley Center.
- VI. Air B and B discussion. They are not allowed per our covenant. A change in covenants requires 75% approval of voting members. The board will look at a possible opinion poll to see if this is feasible.
- VII. Fireworks are and ongoing issue but is not realistically enforceable. We still ask that neighbors be mindful of our rules and their fellow residents.
- VIII. No issues with the budget for the coming year.
- IX. The HOA Board membership will remain the same. Dale Olson, president; Dan Heimbiger, treasurer; Cyndy O'Connor, secretary; Lis Aghbashian, Josh Stensland, Pete Adam, water systems manager; Laurie Penor, bookkeeping; Sue Kocyba, newsletter. No nomination from the floor.
- X. Adjourned at 8:24

2023 McGee, Chris & Lauren Van Sant 5 Candlelight Drive 167 McGee, Chris & Lauren Van Sant 5 Candlelight Bozeman, MT 59718 Lot 167 Phase 3 2023 Broome, Richard and Pam 6 Candlelight Drive 152 Richard and Pam Broome 6 Candlelight Drive Bozeman, MT 59718 Lot 152 Phase 3 2023 Ray, Duane 7 Candlelight Drive 166 Duane Ray 7 Candlelight Drive Bozeman, MT 59718 Lot 166 Phase 3 2023 Dietz, Tim and Syd 10 Candlelight Drive 153 Tim and Syd Dietz 10 Candlelight Drive Bozeman, MT 59718 Lot 153 Phase 3 2023 Trenka, Ryan and Tanis 11 Candlelight Drive 165 Ryan and Tanis Tenka 11 Candlelight Drive Bozeman, MT 59718 Lot 165 Phase 3 2023 Callahan, Mark & Alanya Riis 13 Candlelight Drive 164 Mark Callahan & Alanya Riis 4828 Alpha Drive Bozeman, MT 59718 Lot 164 Phase 3 2023 Lewis, Timothy and Kodi 25 Candlelight Drive 161 Timothy and Kodi Lewis 25 Candlelight Drive Bozeman, MT 59718 2023 Heacock, Daniel & Jennifer 27 Candlelight Drive 160 Daniel & Jennifer Heacock 27 Candlelight Drive Bozeman, MT 59718 Lot 160 Phase 3 2023 Banville, Michael and Kathryn 55 Candlelight Drive 1 Michael and Kathryn Banville 55 Candlelight Drive Bozeman, MT 59718 2023 Forbes, Caleb and Rebecca 115

Candlelight Drive 4 Rebecca and Caleb Forbes 115 Candlelight Drive Bozeman, MT 59718 2023 Dodler, Larry 588 Candlelight Drive 121 Larry Dodler 588 Candlelight Dr. Bozeman, MT 59718 2023 Heller, Alyssa & Johann 447 Creekside Drive 87 Johann & Alyssa Heller 447 Creekside Drive Bozeman, MT 59718 2023 Christophersen, Mike 454 Creekside Drive 129 Mike Christophersen 454 Creekside Dr. Bozeman, MT 59718 Lot 129 2023 Ryan, Chris and Heather Ready 200 Fireside Drive 32 Ryan, Chris and Heather Ready 200 Fireside Dr. Bozeman, MT 59718 2023 Brown, Peter & Keri 260 Fireside Drive 96 Peter & Keri Bown 260 Fireside Drive Bozeman, MT 59718 2023 Davis, Mitch and Alixa 334 Fireside Drive 99 Alixa & Mitch Davis 334 Fireside Drive Bozeman, MT 59718 2023 Kocyba, Susan 396 Fireside Drive 101 Sue Kocyba 396 Fireside Drive Bozeman, MT 59718 Lot 101 2023 Bailey, Michelle 64 Lamplight Lane 142 Michelle Bailey 64 Lamplight Drive Bozeman, MT 59718 2023 Gilman, Brian and Marianne 77 Lamplight Lane 126 Brian & Marianne Gilman 77 Lamplight Lane Bozeman, MT 59718 2023 Kuka, Tom and Stube-Kuka, Sharlarae 103 Lamplight Lane 127 Tom Kuka or Sharlarae Stuber- Kuka 103 Lamplight Dr. Bozeman, Mt 59718 2023 Schmidt, Richard and LaVerna 12 Poplar Drive 115 Richard and LaVerna Schmidt 12 Poplar Drive Bozeman, MT 59718 2023 DeGraff, Ruth 126 Poplar Drive 110 Ruth DeGraff 126 Poplar Drive Bozeman, Mt 59718 2023 Heimbigner, Dan and Dorie 213 Poplar Drive 44 Dan and Dorie Heimbigner 213 Poplar Dr. Bozeman, MT 59718 2023 Haley, Jen 279 Poplar Drive 46 Jen Haley 279 Poplar Dr. Bozeman, MT 59718 2023 Hanson, Scott & Jennifer 305 Poplar Drive 47 Hanson, Scott & Jennifer 305 Poplar Dr. Bozeman, MT 59718 2023 Corwin, Noah and Carrie 310 Poplar Drive 50 Noah and Carrie Corwin 310 Poplar Bozeman MT 59718 2023 Gillin, Kathleen Tyers and William 54 Tennis Court 90 William and Kathleen Gillin 54 Tennis Court Bozeman, MT 59718 2023 Dowse, Laurie. 205 Willow Blvd 22 Laurie Penor 205 Willow Blvd. Bozeman, MT 59718 Lot 22 2023 DuBois, Mary 298 Willow Blvd 31 Mary DuBois 298 Willow Blvd Bozeman, MT 59718 re: Lot 31 2023 Roberts, Rusty & Roseanne 299 Willow Blvd 26 Rusty Roberts & Rosanne Nash 299 Willow Blvd. Bozeman, MT 59718 Lot 26