

Wylie Creek Estates 2026 Annual Meeting  
Wednesday February 25, 2026, 7:00-8:15 pm  
1<sup>st</sup> Security Bank off North 19th

Meeting Minutes

7:00 pm Call to order and Introductions

- Dale, Dan, Scott, Laurie, Sue
- Water reports are required by MT
- Intro for candidates

7:05 Topic Overview of 2025

- Walk ways seal
- Ponds basic issue - was not deep enough
- Cleaning strategy presentation and discussion
  - Alex from Scenic City
- Pond originally lined with bentonite
- Pond was dredged 6-7 years ago, pulled organics off
- Questions and discussion with Alex
  - details of cost, and time
  - dumping the material in the 13-acre pond
  - Risk of sprinklers near the pond being broken, etc.
  - Risk of bentonite getting disturbed during the process (bentonite sites below a layer of gravel, below the organic growth)
  - Need to stop feeding the ducks (state legislation)
  - Islands will remain, and will still be effective, long term
- Paving recap - no major issues
- Tree cutting - Dale and Dan removed multiples (saved the community a few thousand dollars)
- Question of road maintenance funds
  - No longer contributing money in the budget
  - Left over funds will be used as maintenance as well as future pathing
    - Particularly the 13-acre up to Candlelight section
  - Future: Might have to seal the walkways (15yrs old)
- Always address 13 acre -park/tax status
  - Still a taxed land (developable land) (ag exemption needs to be over 20 acres)
  - Approached by Taylor Const. For purchase
    - Not in our best interest, not at this time.
    - Tried to get surveyor, but too expensive

- In the future, any sale would require board approval plus  $\frac{2}{3}$  vote by members.
- To get park status, it would need to be surveyed (\$\$)
- Taxes per year: about \$4,000
- Pond - Ranch side of the estates pays us to access pond water
- Ditch maintenance fee - we pay for them to maintain it (similar to farms)
- Pond hold about 2M gallons, we don't need all of it for fire, but we do need some, so we would need to keep a pond of some kind.
- Pond was reviewed recently, along with the fire hydrants flow rate, etc.

## 7:20 Budget review - Laurie

- Irrigation maintenance = sprinkler systems
- Liability insurance = prices go up with home property value
- Saving money on snow removal!
- Other HOA approached Dale re: running HOA efficiently
  - No management company
  - Community help with projects
  - Individual contract engagements
- Board always gets 2 bids for any contractors, for price comparison, etc. (mowing, sprinklers, snow, etc.)
- Minor sprinkler repairs are done by Dale and Dan
- Budget item - pond reserve = temporary for the floating islands, no current plans so no money on it.
- Budget item - Water reserve = pump houses and mechanics (always keep enough for a complete replacement without needing any additional funds)

## 7:30 Open HOA Member Discussion (Panel Format)

Dale Olson (President), Dan Heimbigner (Treasurer),  
 Scott Hanson (Secretary), Josh Stensland, Pete Adams (Water  
 System Manager), Laurie Penor (Bookkeeping), and Sue  
 Kocyba (Newsletter)

- Question - maintenance group?
  - Dale will put out an article for gathering a list of project helpers
- Thanks to Dale and Dan for all their manual labor (clapping)
  - Any project = \$100/hr minimum
- Very happy with paving project
- Map on the website doesn't have the latest houses - Sue will look into updating it
- Discussion of trails and ditches between us and the ranch side, goes back and forth. Dan and Dale clean out our parts and mow their trails once in a while.
- 1 home at the end of Berry Ct. is on 2 lots, otherwise, 168 homes.
- Question of investment options for the money market account, the current investment may be suboptimal.

## 7:45 Board Responsibilities - HOA Functions

- Board members can speak for themselves, but not 'for the board'.
- No major project planned, only pond maintenance
- Any incidents of crime? Nope, the last known incident was 6 years ago.

## 7:53 Nominations and Vote 2026 Board members

- Eric voted into the board!
- Board members will be submitted to the state, officially.

## Extras

- Kudos to the Johan's Lighted tree, at 447 Creekside Dr!

~7:56 Adjourn