

Call to Order – Dale

Roll Call | Attendance – Scott, Dale, Dan, Eric

Approval of Minutes from September 9, 2026 – Dale

Treasurer's Report – Dan

- BS - looking good
 - pond account in transition b/c of plants project, adjustments next year
- Customer balances
 - Quite a few behind, but payments are still coming in.
 - One resident behind a year, Dan and Dale to visit them personally
- P/L - is fine

Reports

- Water/Irrigation – Pete Adams
 - Sprinkler blow outs on 10/13
 - Irrigation pump in 13 acres is mobile, Dale and Dan to move it to the shed for the winter
 - Dale/Dan closed the head gate last week as well. Willow roots needed cutting to close it
 - Pond aerator turned off, before the pond freezes
 - Suggestion to create a seasonal checklist for new board members to shadow
- Grounds Maintenance – Dale and Dan
 - Lots of branch pick up needed, but will wait until after the snow melts
 - Will ask for volunteers to help - FB page
 - HOA to take over the FP page admin, for future volunteer opportunities

Old Business

- Update on email verification
 - 20+/- returns. Handful of rejections
 - Many phone numbers to text next
- Tree removal – 13-acre issue
 - HOA dumping branches into the abandoned ditch section, to fill in the ditch.
 - This is intentional, and separate from the 'no dumping' guidance.
- Pond
 - Estimate from Scenic City to pump and clean debris, \$43K! Nope.
 - Will wait until spring and re-assess for other options, 4 ft loss over winter

New Business

- Margaret Bach - plants flowers at Wylie Creek entrance (west side)
 - Request to remove aspen behind the wall, impacting flowers
 - Board discussed, but not a priority for the funds and time at this time
- Storm damage and clean up
 - Will pursue getting volunteers to help the clean up
- Aircraft traffic – Rick Remitz Wylie Creek Ranch
 - Previous guidance was that within 25 miles of the airport is within their control.
 - Communication and newsletter is minimal effort, happy to support that.
 - Not an HOA-backed effort, but happy to support individual efforts.
- Any plowing issues?
 - None raised
- Sue is moving away, she will help the transition, but need to get someone volunteer for:
 - Website, FB, email, newsletter
- New resident installed an out building, but is out of compliance. Need to track them down.
 - Usually a house sale causes title company to send the HOA the new resident's contact info. This was apparently a private sale, so no contact info.
- Playground woodchips - would need about 2 dump truck loads from Cashmann's. Questions of delivery method, sprinkler locations, soft ground, etc. Est. about \$1500 or so.
- Auto payments topic - conversation with Laurie as next step. Quickbooks needs to move to cloud license.
- Bear cub sighting in the neighborhood, be mindful of leaving food out.

Adjourn: 7:41 pm