

Wylie Creek Estates Homeowners Association
Annual Meeting Minutes- February 16, 2022, Meeting @ 7 pm
Via Zoom Meeting

Those in attendance: Seventeen homeowners were present via Zoom and 28 proxies were entered for a total of 45. A quorum of 34 members was reached.

1. Meeting was called to order at 7:00 pm. by Josh Stensland
2. Josh reviewed 2021 with major projects being remediation of the plant growth in the pond. That work will continue in 2022. Rusty Roberts reported on the repair of the 8" valve which was completed today. Dale reported that the major projects of 2022 will be the pond project which has a total cost of ~\$48000 which must be approved by 2/3 of the homeowners (114 votes). This project is planned as long-term solution to the plant grow in the pond. The second major project will be the resurfacing of the tennis court. This project has an expected cost of ~\$10000. Tom Hessler stated that the tennis court had not been resurfaced in the last 10-15 years and it will be more costly if this project is not completed.
3. Laurie and Dan reviewed the budget for 2022. Rusty asked where the funds were coming from to repair the 8" valve. Those funds will be coming from our retained earnings. We will continue to find and repair curb stops this year.
4. In open session questions were answered regarding survey stakes for lots and the approval of projects by the HOA board. Questions were asked regarding Tom Vitolo's retirement. The board is seeking contractors or an individual to fill this void.
5. Dale discussed the board's responsibilities. He thanked all for being good neighbors to make our subdivision what it is.
6. Josh called for board nominations twice. No new members were nominated. There was a motion by Kathy Gill and seconded by Rusty Roberts to elect the board members listed by consent. Motion passed. Board members for 2022 are: Dale Olson, Dan Heimbigler, Syd Brosten, Josh Stensland, Liz Aghbashian, and Cyndy O'Connor.
7. There were some final questions regarding the pump houses being assessed for property tax. The board will be looking at this question with the help of Laurie. Property taxes are assessed on the 13-acre park.
8. Adjourned at 7:25 pm.
9. The board met briefly after the annual meeting adjourned to decide on officers. Dale Olson will be president, Cyndy O'Connor will be secretary and Dan Heimbigler will be Treasurer. The board discussed a process to replace Tom Vitolo.
10. Monthly Meeting schedule via Zoom:
 - March 9, 2022, at 7 pm via ZOOM
 - April 13, 2022, at 7 pm via ZOOM
 - May 11, 2022, at 7 pm via ZOOM

Anyone who wishes to attend a board meeting who has not been vaccinated needs to send an email to Dale Olson (dnaolson9151@gmail.com) at least 3 days before the meeting so they can receive an invitation to attend. The board will continue to meet in a blended mode, both Zoom and in person. Thanks for understanding.