

Wylie Creek Estates Homeowners Association

Jul 9, 2025, 7 pm

Zoom and In Person

Attendees: Dale Olson, Dan Heimbigner, Rusty Roberts, Scott Hanson and Josh Stensland

Agenda

1. Meeting called to order at 7:02
2. Treasurer's report
 - a. Irrigation maintenance cost concerns
 - i. Recent bill had mistakes, Dan following up
 - ii. 13-acre bill still outstanding
 - b. Pump replacement - valves and solenoids still need replacing
 - i. Western Landscape - expensive, but no better. Other?
 - c. Customer balances - 4 late, follow up soon
 - d. Driveway installs - 30 people asked for theirs, bids pending
 - e. Main road paving - 8-10 days
 - i. Street closer? Probably not...Creeside first, then Candlelight
 - ii. Process: tac oil (bad), then lay 'mat' of asphalt, then roll. Drive after an hour after roll.
3. Committee Reports:
 - a. Water/Irrigation – Pete Adams
 - i. June watering - highest since 2021
 - ii. Repairs to automatic backup on well #1 (generator pulley...something), \$1K for the fix is complete.
 1. Rusty curious if same issue as past issue - overheat pulley due to fan failure
 - iii. Water samples are up to date
 - b. Grounds Maintenance – Dale and Dan
 - i. Branches down all over
 - ii. Dead tree - Mitch (fireman) helping to take down (Cottonwood near playground)

- iii. Lilac hedge trimming
 - iv. Chain link fence near playground (78 Poplar Dr) install hit main waterline, Dale and Dan fixed
 - 1. Question on property edge, moving main would be significant.
 - v. Fire inspector
 - 1. 1 bad gasket in front of Candlelight
 - 2. Debris behind 15 & 35 Candlelight, letter to homeowners
 - vi. Entrance flowerbeds - went with perennials this year.
 - vii. Pond park (and others) being under watered, looking dry
 - 1. Should be 3/week, 1 hr./zone - probably running less time now
 - 2. Burm timers need 2 people coordinating
- 4. Old Business
 - a. Chris Nelson at 178 Candlelight approval follow up
 - b. Kaeryn Lewis at 38 Lisa Ct – fence approved
 - c. Cindy & Gary Keith 202 Willow – Driveway approved
 - d. Trail repair by 27 Candlelight- Estimates recent - not good
 - i. \$25K to do the entire thing. Not good b/c not enough room to work
 - 1. Contractor suggested getting someone with a smaller paver
 - 2. Josh has some contractor experience, will coordinate with Dan
 - e. Update on tennis court, email from Todd Williams (painter)
 - i. Lock left open
 - 1. Reminder to lock it, check it, etc.
 - ii. Lock broken? (fidgeting)
 - iii. Kids pounding on the gate to bypass the lock, bolts installed
 - iv. Need a sign for 'wheeled devices prohibited', etc.?
 - 1. Motion approved (&~\$75)
- 5. New Business
 - a. Paving starting Wednesday July 9, 2025
 - i. Rusty is concerned about problem areas, slopes, etc.
 - 1. Candlelight 'hill', East of Wylie Creek entrance
 - a. May be due to covered culverts allowing irrigation water to run under the roadbed
 - 2. Overlap with encroaching lawns? - will clean up / find edges with brooms
 - ii. Communication plans - not much yet. They will try to make day-of direct comms with people
 - b. Pond floats need updating - need a canoe (or something stable) to access floats.
 - i. Will look into getting one (idea phase)
 - ii. Life jackets and paddles we have from Dale
 - c. New residents
 - i. 3 new ones, Dale will connect with them
 - 1. 178 Fireside
 - 2. 366 Fireside
 - 3. 20 Candlelight - people unknown yet

- ii. A new for sale sign just went up as well - 588 Candlelight
 - d. 136 Tennis Court - light on Alton Way, from the ranch, shining into her room - she wants info to follow up.
 - e. Anything else
6. Adjourned: 7:50