

Wylie Creek Estates Homeowners Association

Annual General Meeting

Minutes- Feb19, 2025 Meeting 7:00 pm

In Person

Those in attendance: Dale Olson, Dan Heimbiger, Cyndy O'Connor, Liz Aghbashian, Josh Stensland, Pete Adams: water manager, Laurie Dowse: bookkeeper.

- I. Meeting called to order at 7:00. A quorum of 45 members with attendees and proxy votes.
- II. Overview of projects completed in 2024: Both pump houses were painted. The pond project needed some repairs. Netting was placed on the island to keep the ducks at bay. They were adding so much nitrogen; the plants could not survive. Thank you to Dale and Dan for all their hard work on this project. Some trail repairs and branch removal were done. Again, thanks to Dale and Dan.
- III. Preview of 2025:
 - A. Street overlay will be done by Morrison and Maierle in the Spring or early summer. We will see what they will charge for paving the rest of our trail off Candlelight.
 - B. The tennis/pickleball court will be getting new signage stating the rules for usage. We will also install a coded lock. The code will be sent in the spring newsletter to allow usage to residents and their invited guests.
 - C. We will investigate using a pulley system to make the island movable to help with maintenance.
 - D. The tax status of the 13 acres is still in flux. As it is under 20 acres, it cannot be taxed at a lower rate as farmland. We might be getting a round-about at the corner of Love Lane and Valley Center. If this happens, the highway department might be interested in purchasing some of that land.
 - E. Wylie Creek has a new mail carrier for the next two years.
- IV. Budget: There will be no increase in dues this year. There is no capital expenditures planned for this year.
- V. Water: Pete Adams gave an overview of the water system. Central Valley will do a yearly check on the neighborhood hydrants. Any broken valve covers will be replaced. When the street overlay is done, the valve covers will come just below the road surface to help with the winter breakage. Please report to the board any damage/breakage you see.
- VI. Elections: The duties of the board include making contracts for upkeep, paying bills, completing a budget and general upkeep of the common areas. The slate of board nominees for 2025 are Josh Stensland, Dale Olson, Dan Heimbiger, Liz Aghbashian, Scott Hason. Nominations were called for from the floor two times. With no other nominations forthcoming, the slate was approved unanimously.
- VII. To attract new board members, it was proposed: One quarterly dues payment per year will be forgiven for each board member. The proposal was passed unanimously.

Adjourned at 7:40.