

Dry Creek West Homeowners Association

Board Meeting Minutes

Date: December 03, 2025, 2025

Location:

<https://us06web.zoom.us/j/86538335807?pwd=pHoodDTiQZM3ZWIwegN5T47ZPjvyVB.1>

1. Call to Order

The meeting was called to order by Emily at 6:06 PM. All Board members were present. No homeowners were in attendance.

2. Lighting and Siding Updates

- Lighting installation near Building B has been completed.
- The Board approved installing one wall-pack light between Buildings F and G, with consideration for directing the light downward due to brightness concerns.
- Emily will contact Ralph for details on adjusting light directions and potential dimming options.
- Siding work by Building C is complete.
- Emily installed temporary lighting, with the possibility of Ralph adding permanent lighting solutions in the future.

3. Community Security Measures

- The Board discussed several potential security enhancements, including:
 - Vehicle stickers
 - Cameras at the community entrance
 - Installation of a gate
- Two approaches will be explored:
 1. Cameras + resident stickers
 2. Gate installation funded through a special assessment
- Resident feedback will be gathered through a survey or email before proceeding.
- Stacy will research gate installation costs for a similar community.

- Murray suggested obtaining bids for camera systems at the entrance.

4. Security Cameras for Buildings A & B

- Stacy presented a quote for two monitored security cameras for approximately \$5,000.
- The Board expressed support due to the reasonable cost and added security benefits.
- The group agreed to move forward with obtaining a formal quote for installation.

5. Resident Stickers & Maintenance Items

- The Board agreed to move forward with 200–250 vehicle stickers; Stacy will look into the option of combining stickers and hang tags.
- Additional maintenance discussions included:
 - Cost estimates for lattice and rotting wood repairs behind Building D
 - Hot tub refinishing and replacement of broken tiles
- Emily confirmed curb stops are approved for this year or next.
- Retaining wall patching will be reviewed with John on Friday.

6. Board Maintenance & Financial Review

- The Board reviewed:
 - Replacing 25 curb stops
 - Exploring options for marking reserved parking spaces
- Insurance renewal requirements were discussed.
- Financials show six delinquent owners owing approximately \$11,990.
- The next Board meeting is scheduled for January 7th.
- Murray and Angela will meet with an arborist on the 11th to review tree maintenance needs.

7. Adjournment

With no further business, the meeting was adjourned at 6:37 p.m.