

Dry Creek West Homeowners Association

Board Meeting Minutes

Date: December 03, 2025, 2025

Location:

<https://us06web.zoom.us/j/86538335807?pwd=pHoodDTiQZM3ZWlwegN5T47ZPjvyVB.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.**
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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.**
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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.**
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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.**
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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.**
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7. Adjournment

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