Dry Creek West Condominiums

Regular Meeting of the Board of Directors
August 27, 2025
The meeting was held via Zoom

I. Call to Order

Emily Weigand called the meeting to order at 6:03 PM

Board Members' Present:

Emily Weigand
Angela Diehl
Murray Collins

Others Present:

Stacy Knispel, Community Association Management

Homeowners of the community

II. Approval of Previous Meeting Minutes

The Board reviewed the minutes before the meeting. Emily Weigand made a motion to approve the minutes. Murray Collins seconded the motion; all in favor; motion carried.

III. Maintenance Report

The board discussed several maintenance issues, including. **Annual Fire Inspection/Hydrants:** John was approved to conduct the inspection; **follow-up needed** as work is not yet completed. **Sewer Smell in Shower Drains:** John investigated; likely due to **P-trap ("p joint") evaporation** allowing sewer gas through—recommend routine water run to keep traps wet. **Low Water Pressure (Building B):** Issue persists; **Ryan Tuttle** has not followed up on his planned visit. **The owner's** complaint remains unresolved.

Ongoing punch list: **incomplete painting, caulking defects, misaligned light fixture**, and one **broken lamp**. The crew is **scheduled to return on Monday** to replace the lamp and address items. Concerns expressed by **Murray** regarding workmanship; willingness to self-perform caulking if necessary (board preference is to require contractor to correct).

Retaining wall requires repair – scope and quotes pending. **Electrical lights** verbally approved previously; confirm written approval and work order issuance. **GFCI outlets & floodlights**: ongoing issues; verify inventory and schedule replacements/repairs. **Bait traps & irrigation valve/covers:** issues noted. **Community Mgmt.** to coordinate with **Ralph** on bait traps and **lattice** work under the building. **Porter/Furniture:** Porter to handle select cleanup tasks and **furniture removal** as directed. **Lewis** is scheduled **on-site tomorrow** for general cleanup.

Concerns over theft/break-ins; discussion on **front gate** feasibility (emergency access considerations noted by Angela). **Action Plan:** Begin with **lighting improvements**, especially in the darker areas of the property and **Building B**. Conduct an **evening walkthrough** to identify locations for added fixtures or lamping upgrades.

Pool lights have been reported as **non-functional for some time**, a safety concern. **Emily** to follow up with pool vendor; confirmation that **pool maintenance will check lights tomorrow**.

III. Landscaping & Trees

Dumpster area: Pile of dead branches behind dumpsters; Angela requested Manuel's crew to remove. **Small branch pickup:** Landscaper may be missing smaller debris; **Angela** to confirm with Manuel for routine policing. **Resident outreach/volunteers:** Discussed potential **tree planting day**; concept only—no action taken. **Gate idea (info only):** An owner mentioned a possible gate concept previously discussed with **Stacey**; no details/actions at this time.

IV. Resident Communication

The homeowner expressed concerns about the creek in the back, highlighting potential issues with dead branches falling into the creek and creating a dam, as well as the movement of the waterfall, which she believes could speed up erosion. She suggested seeking expert advice on how to address these issues. The Board acknowledged the concerns and shared that the storm in May was a high-frequency event, but she advised against panicking and emphasized the need to assess the situation carefully. An owner reminded the Board that she is available to create the newsletter if the Board provides the information.

V. Financial Report

Stacy Knispel gave the financial report, total funds of $253,614.71 as of August 27, 2025, including operating funds of $61,710.67, reserves of $90,880.07, and CDAR of $101,016.72.

CDAR Maturity: October 23 – Emily recommends moving funds at maturity to a new insured account per treasury strategy. Options to be presented (rate/term) before maturity.

VI. Reports of Board Members & Committees

Newsletter/Comms: Interest in a community **newsletter** restart to share maintenance timeline, volunteer days, and lighting plan.

VII. Unfinished Business

Dryer vent & fireplace cleaning day proposed (resident opt-in; homeowner-paid or HOA-negotiated group rate). Stacy to follow up on previous communications and vendor coordination.
Emily also informed the Board that the issue with the sewer line between Buildings E and F had been addressed, and Murray shared that roots had been growing inside the cracked pipe. **Project Priorities** (to refine in work session): lattice repairs; **hot tub refinishing**.

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Next Meeting Date

October 1, 2025, via Zoom
Adjourn: Emily Weigand made a motion to adjourn the meeting at 6:43 PM. Angela Diehl seconded the motion; all in favor; motion carried.

Executive Session

There was no need for an Executive Session; therefore, one was not held.