

Dry Creek West Condominiums
Regular Meeting of the Board of Directors
October 01, 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 & Inspection Planning

- Retaining wall: Emily will send an official email with photos to John outlining issues and requested repairs.
- Building B fire inspection: Scheduled for October 30.
- Stacy will (a) follow up with John to confirm the schedule and scope and (b) send advance notices to Building B owners.
- Front lighting – electrical line: Jack will request updated pricing from John for the new line.
- Compost program materials: Jack will bring counter caddies and compost bags to the community next week.
- Lattice work: Stacy to confirm with Ralph whether the estimate is per building and what's included.
- Curb stops (25 units identified): Stacy will contact Landon to clarify the process.
- Stacy will request specifics from John on scope (materials, anchoring, replacement vs. reset).
- Irrigation: Stacy will follow up with Dan regarding broken sprinkler lines behind Buildings B and H.
- Small pool planters: Emily will assess and may organize a volunteer clean-up day.
- Discussion of potential sprinkler moisture contributing to electrical breaker trips; prior wiring concerns under concrete were noted as previously addressed by John.
- Emily will check the lights after dark to verify operation.
- Stacy will confirm whether pool lights are on a timer and will contact David Coates or David Klein for feedback on nighttime operation.

III. Dryer Vent – Cleaning & Code Compliance

- Some units vent to attics; others vent outside.
- Pricing shared: Fireman Dryerman base rate \$189 + tax for cleaning; +\$300 for stacked units.
- Board will obtain pricing for both cleaning and any code-compliant vent extensions (noted prior figures of \$500–\$600 were for extensions, not cleaning).
- Angela suggested that a firefighter recommendation may encourage owner participation. Nicole expressed support

IV. Security / Neighborhood Crime Prevention-Resident Communication

- Recent car break-ins and attempted theft of a compost bin were noted; overall neighborhood crime appears up.
- Low-cost deterrents discussed: motion-sensor lights, highly visible signs, and resident parking stickers.
- Emily/Angela to discuss **motion lights at the front entrance** with John.
- Stacy recommended signage to deter crime without implying active video monitoring where none exists.

V. Financial & Property Management Updates

- **Total cash balance: \$271,681.40.**
- **Delinquencies:** Seven (7) owners; one owner remitted a payment short of **\$1,200.**
- **CDAR:** Emily motioned to **extend the CDAR payment by seven months**; Murray seconded. **Motion passed.**
- **Collections:** The Board **authorized legal action for two (2) accounts** (Emily motion; Murray second). **Motion passed.**
- **Empire Works:** Minor issues with new stairs noted; continue to monitor. Emily requested an engineer's report and close-out information.
- Jeff Libersat to send **termination letter** to Republic Waste after determining the vendor incorrectly treated a service transfer as a new contract.

VI. Trees / Landscaping

- **Hackberry near small pool:** Slight lean but appears structurally sound; tree is on the vet's property behind a metal fence. Group agreed to **monitor for bowing**; Arborist to assess later.
- **Pool planters:** Dead plant material identified. Murray to look at large pool planters on Friday. Two small-pool planters (pansies) died due to drought.
- Options: volunteer clean-up; fall mums or artificial plantings; possible fairy-light display.
- **Erosion:** Water washing soil onto the sidewalk near Building B was noted; to be monitored and addressed.

VII. Community Events & Waste

- Garage sale day: Board expressed support in concept; to be scheduled/organized.
- Bulk trash: Discussed as a potential complement to the garage sale.

VIII. Motions & Votes (for the record)

- Extend CDAR by seven (7) months: Motion by Emily, second by Murray. Approved.
- Authorize legal action for two delinquent accounts: Motion by Emily, seconded by Murray. Approved.

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Next Meeting Date

October 29, 2025, via Zoom

Adjourn: Emily Weigand made a motion to adjourn the meeting at 6:59 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.

