

2025 WoodCreek Villas annual HOA meeting

2/27/25, 7 pm

President Amy Cruz and Vice President Sean Heard - welcome and thank you for attending our meeting this year. Kendra Hurst continues as secretary and new treasurer is Jason Trask.

Our exterior wall project was done last year, and we will address the new cracks seen in the wall along the south side.

New treasurer as of 1/1/25 - Jason Trask, long time neighbor on E St. Zach Lay resigned as treasurer as of 12/31/24.

Question about election of board members, volunteers for various positions - Kim Kelsay and Leann Rein have offered to help.

The spring work day participation has been low in recent years. We have various projects that we may need help with over time and can communicate those to neighbors via Facebook post and/or email. If neighbors are able to help with smaller projects, we can save money for other larger projects that are needed.

We use Facebook and email for communication. Neighbor Matt Jones helps with website and emails. You can sign up to receive emails on our website - <https://www.woodcreekvillas.com/>

Pool opening and key distribution dates will be announced closer to summer time. Pool will be open approx mid May to mid Sept, depending on weather.

2025 dues letters will be distributed to front porches in the coming weeks. Dues payments (\$485) will go to Jason Trask, details will be in the dues letter. Liens will be filed after the final dues deadline date has passed.

Jason Trask, treasurer - budget will be posted on the website.

Starting balance of checking and reserve accounts was \$1,767 and \$19,905 respectively.

Expected income approximately \$63,099.

Expenses - insurance, landscaping, utilities, pool, HOA block parties/social committee, misc items, Flock cameras - \$61,000.

Net income for 2025 - \$2,099.

Amy checked surrounding neighborhoods to compare dues and amenities - WCV pool is large compared to other neighborhoods. Overall, we have done a good job of keeping dues low while taking care of what we have.

Pool house roof and guard shack roofs need to be replaced soon also, and so we are checking on options for that. We will also look at having Baker Pools check the pool ladders and assess for a new pool cover.

Georgeann Hiebert and Kevin Iorns - landscape committee encouragement

Landscape helps our neighborhood appearance. We can help save our HOA money by participating in landscape projects. Committee and chairperson can come up with ideas for new landscape projects. Being on the committee helps to connect and get to know neighbors. We need 3-4 people to volunteer, one to be a chairperson. Part of the responsibility is to oversee the landscape maintenance contract and to help with projects at the park and soccer field, and with grove maintenance. Sprinkler system and soccer field help is also included in the committee's responsibility. Georgeann is not able to be on the committee at this time, but Kevin is able to do so.

Brittany Lay social committee -

2025 activities will be the same as last year. More details will be shared on Facebook as the time approaches.

Pool opening party, beginning of summer.

July 4th parade/donuts.

Movie on greenbelt in October.

Holiday light contest in December.

End of official HOA meeting.

Matt Emmons - our neighbor on C St. and our city counselor ward 2. He has 2 more years on his term. Let him know of any city related issues around our neighborhood or elsewhere. Jenks public works has been very responsive to our requests for assistance/repairs.

Cory Box - Jenks mayor for 4 years, on city council for 8 years. He is running for another term. April 1, 2025 is election for city council. City council is not a paid position.

He served in the Air Force for many years (25 years).

Jenks has great schools, which attracts more residents, and more homes have been built to address this need. In order for Jenks to pay its bills, we have needed to increase our sales tax revenue - Simon mall, etc. Jenks city government has a good relationship with the school system, the chamber, Tulsa govt, tribes. We need to look at expanding police and fire departments (ie paramedic training). Jenks police have low pay compared to surrounding cities. Jenks has wealthy residents, but we need to keep more shopping in Jenks. Roads are also a priority for Jenks to take care of.

Jenks may be fully developed within 4-5 years with all the building going on.

Simon mall and aquarium complex continue to expand. (The aquarium draws 400-500k per year). There are limited food options at mall on purpose - food attracts kids, and kids tend to misbehave in those areas. More food options will be going in around/near the mall.

There was a question about the "Ten district" development for restaurants, entertainment - the Ten district is not an official part of the city of Jenks, it is a Facebook page run by an individual. Cory responds to a lot of questions about this as part of his job. The revitalization of downtown started with Tedford insurance building a new building with office space upstairs and restaurants downstairs.

Further commercial development at 121st and HW 75 (northwest corner) is upcoming, this will help with sales tax income as well.

Cory's goals for the coming term are to work on road improvements and to help people (seniors specifically). A senior center has been requested for some time by our senior population. It is in the works to be developed at the city hall building.

Arkansas River development is coming in the future, this requires cooperation among multiple entities.