

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

THURSDAY, FEBRUARY 20, 2020 at 7:00 PM

DIRECTORS PRESENT: RJ Leddick, Dave Umgelder, Matthew Schmitz, Sara Fundersol, Joe Stachkunas, Lawrence Tolmich, and Stacey Tibbs

HOMEOWNERS PRESENT: 9

AGENDA

1. CALL TO ORDER- **NOTE: CHAIRPERSON OF MEETING MUST ADVISE ALL NON-BOARD MEMBER ATTENDEES THAT ALL QUESTIONS WILL BE HEARD, AND IF POSSIBLE ADDRESSED, AT THE END OF THE REGULAR MEETING, AND ONCE OPEN FORUM FOR DISCUSSION FROM FLOOR IS ANNOUNCED BY CHAIRPERSON.**
2. APPROVAL OF MINUTES
3. FINANCIAL REPORT
4. ASSOCIATION FEE STATUS REPORT
5. ARCHITECTURAL REPORT
6. OLD BUSINESS
7. NEW BUSINESS
8. COMPLAINTS/VIOLATIONS OF COVENANTS
9. OPEN FLOOR/MEMBERS FORUM
10. ADJOURN

CALL TO ORDER

Joe S., President, called meeting to order at 7:02 PM

APPROVAL OF MINUTES

Minutes from January, 2020 distributed and reviewed.

Motion to Accept Minutes : Joe S. / Dave L. 2nd

Carried : 5/0

FINANCIAL REPORT

Review of January 31, 2020 financial report presented by RJ L.

- Balance of operating account approximately \$74,000.00
- Balance of reserves account approximately \$128,000.00

Motion to Accept : Joe S. / Dave L. 2nd

Carried : 5/0

ASSOCIATION FEE STATUS REPORT

- \$13,312.47 currently 90 days past due
- 7 accounts past due
- Discussion held regarding sending letter at 60 days past due mark giving 1 week to bring current or turn over to attorney

ARCHITECTURAL COMMITTEE REPORT

- N/A

OLD BUSINESS

- 2 quotes from electrician for lights at front entrance
- Add lights and/or electrical outlets at park
- New chain for part – Matt S. to handle
- Paint pavilion, gazebo – RJ to handle

NEW BUSINESS

- Amanda L. resigned on 2/19/20
- Ryan P. resigned on 2/19/20
- Stacey T. announced her intent to resign following the February 20, 2020 meeting
- Motion to appoint Lee Tirpack to board and as Secretary
 - Motion to Accept : Stacey T. / Joe S. 2nd
 - Carried : 5/0
- Motion to appoint RJ L. as Vice President
 - Motion to Accept : Joe S. / Stacey T. 2nd
 - Carried : 5/0
- Letter to go to Al Gonzalez regarding intent to remain or resign from board due to his absence from meetings and communications prior to and after elections in January 2020.
- Amendment to Doctrine of Covenants, Article IV, Paragraphs 13, 14 and 15 passed. Letter needs to go to residents advising of passed amendment.
- Pump at park has cracked/leaking – possibly needs replaced.
- Sprinkler and/or storm drain at park possibly broken
- Comcast meeting to be held with representative on **3/19/20**

COMPLAINTS/VIOLATIONS

- RJ L. to send out violation letters regarding fences and sidewalks

OPEN FLOOR/MEMBERS FORUM

- Matt S. would like to look into designating community for golf carts

ADJOURNMENT

7:41 p.m. - Motion made to adjourn meeting by Joe S., seconded by Sara F.
Motion carried: 5/0.

Respectfully Submitted by: *Stacey Tibbs*, Stacey Tibbs
Secretary Woodland Creek Homeowners Association Board