

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

THURSDAY, July 16, 2020 at 7:00 PM.

DIRECTORS PRESENT: RJ Leddick, Joe Stachkunas, Matthew Schmitz, Dave Umgelder, and K. Lee Tirpak

HOMEOWNERS PRESENT: 7

AGENDA

1. CALL TO ORDER- **NOTE: CHAIRPERSON OF MEETING MUST ADVISE ALL NON-BOARD MEMBER ATTENDEES THAT ALL QUESTIONS WILL BE HEARD FROM THE FLOOR, AND IF POSSIBLE ADDRESSED, AT THE END OF THE REGULAR MEETING, WHEN OPEN FLOOR/MEMBERS FORUM 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 7:00 PM

APPROVAL OF MINUTES

Minutes from June 18, 2020 distributed and reviewed
Motion to Accept Minutes: Matt S./ Dave U 2nd
Carried: 5/0

FINANCIAL REPORT

Reviewed June 30, 2020 Financial Report presented by RK L.

- Balance of operating account: \$72,131.67
- Balance of cash reserves account: \$130,567.96

Motion to Accept: Lee/RJ L. 2nd
Carried: 5/0

ASSOCIATION FEE STATUS REPORT

- Vice President report included the 3 homes the Board is aware of and announced there were a couple new homeowners that had become delinquent.
- VP will send the list of delinquent homeowners to the Accountant and request a second notice be sent to these residents

Motion to Accept: Matt S./RJ L. 2nd
Carried: 5/0

ARCHITECTURAL REPORT

Architectural Report presented by Matt S. and Dave U.:

- 1 request for shutters has been accepted since the last meeting: Approved by Dave U. and Matt S.
- 1 open request sent to PO Box.

Motion to Accept: Matt S./RJ L. 2nd

Carried: 5/0

OLD BUSINESS

1. Three open positions on the Board - Joe S. informed Homeowners in attendance that we are looking for interested Homeowners and any member can be contacted for any information.
2. Dave U. will remain on Architectural Committee
3. Resident who puts up Park chain at night will continue to do so.
4. President has contacted the HOA Attorney and is waiting to hear how to respond to the resident who has a different commercial vehicle in their driveway than the one there prior to the Amendment being passed.
 - The Amendment effective March 9th, 2020 has been placed on the HOA Webpage
5. Tree Service was hired to trim the hardwood trees at the Park on July 24th.
 - Kandi S. will upload this information to the Face Book Page
 - Secretary will add this information to the Calendar on the HOA Webpage
6. Website can be accessed through Chrome and separate logins can be arranged. Secretary will set up President and VP to have management rights.
7. Comcast contract – official 9/1/2020;
 - Secretary will obtain signed Contract and place it on the Webpage
8. Letter was delivered to former Assistant Treasure, Al Gonzalez, thanking him for his service to the HOA.

Motion to Accept: RJ L./Matt S. 2nd

Carried: 5/0

NEW BUSINESS

1. Vice President informed the Board that the Accountant is setting up an electronic system for Homeowners to make payments online and to enable Home owners to check payment history. Information will go out in next statement.
2. Facebook Page has been created for informational purposes:
 - Join: Woodland Creek HOA Information Page
 - 30 -40 Residents have signed up
3. Attorney Contact:
 - Court Dismissed Homeowner foreclosure in June: Legal has advised that HOA can send a payoff letter or send the resident to the court for failure to pay.

Motion to send one (1) more letter to this Homeowner since the Board did not follow-up timely with the attorney on the case: Joe S./Matt S.- 2nd.

Carried: 5/0

- Vice President sent attorney the ledger of the 2nd account that has been unpaid and was previously sent to legal to determine how they plan to make payments on the balance.

COMPLAINTS/VIOLATIONS OF COVENANTS

- The last list of Violations 6/26/2020: 14 homeowners replied.
 - *Action: 4 reminder letters will be sent to those who did not respond*
- Email received regarding boats and illegal signs in the front yard of a resident.
 - Violation letter was sent to homeowner
- No other violation letters to be sent at this time

Motion to Accept: RJ L./Matt S. 2nd

Carried: 5/0

OPEN FLOOR/MEMBERS FORUM

1. Resident received letter regarding yard signs – and was not aware that signs were not allowed.
 - Concern for seeing other signs in the yards: Graduation, Birthday, Welcome
 - Boats: Lake Worth Drainage District informed resident that they would have to remove boats and other equipment from the side of their house, while doing business in the canal. Resident brought the information to a previous Board Meeting to ensure there was no problem. Wondering why she received the violation letter.
 - Discussion occurred and resident agreed to move boats and any other equipment behind the fence until Lake Worth Drainage District returns (which may not be for a year).
 - Covenants include reference to allowable signs
 - *Action: President will read over the covenants regarding signs and report at next meeting.*
2. New resident requested information regarding Shed companies that have served others in the community.

ADJOURNMENT

7:35 PM – Motion made to adjourn meeting by K.Lee T. seconded by Matt S.

Motion carried: 5/0

Respectfully Submitted by: *K. Lee Tirpak*, K. Lee Tirpak
Secretary, Woodland Creek Homeowners Association Board