

## OFFICIAL MINUTES

### WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

THURSDAY, September 17, 2020 at 7:00 PM.

DIRECTORS PRESENT: Matthew Schmitz, Sara Fundersol, Joe Stachkunas, Lawrence Tolmich, Dave Umgelder, and K. Lee Tirpak

Absent: RJ Leddick

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 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 7:03 PM

### APPROVAL OF MINUTES

Minutes from August 20, 2020 distributed and reviewed  
Motion to Accept Minutes: Sarah F. / Dave U. 2<sup>nd</sup>  
Carried: 5/0

### FINANCIAL REPORT

Reviewed August 31, 2020 Financial report presented by K Lee T.

- Balance of operating account: \$79,360
- Balance of cash reserves account: \$131,073.50

Motion to Accept: K Lee T./Sarah F. 2<sup>nd</sup>

Carried: 5/0

### ASSOCIATION FEE STATUS REPORT – no report

- \$ \_\_\_\_\_ currently 45 days past due
- \_\_\_\_\_ accounts past due

Motion to

Carried:

### ARCHITECTURAL REPORT

- One (1) open request for according shutters - approved at this meeting

- One (1) presented at the meeting for house painting – approved at this meeting
- One (1) outstanding – windows - still waiting for information
- Neighbor expressed concern for fence that blocks the view of the Lake; Bylaws need to be reviewed to find clause. If information is found the committee will follow up with the Lawyer to determine how to proceed.

Motion to Accept: Dave U./Lawrence T. 2<sup>nd</sup>

Carried: 6/0

### **OLD BUSINESS**

1. Flowers at entrance – planted and look great
2. Xfinity channel list is on the Website
3. Xfinity contract includes 2 HD Starter and 1 HD digital Starter units
4. Network solutions – Joe still working on changing payment mechanism
5. Silver Leaf Neighborhood– code enforcement to review the site and be sure the hedge is contained.
  - a. Question regarding maintenance as the palm fronds are covering the water management drains. Silver Leaf is responsible.

Motion to Accept: Dave U/Sarah F. approved Old Business Report

Carried: 6/0

### **NEW BUSINESS**

1. New Follow-up on Lighting – still in limbo; Joe will contact company again to find solution
2. Members – Ryan Pender will rejoin the board as Acting Treasurer and Sarah F. will assist

Motion to accept Ryan as Treasurer: Joe S. /Sarah F. 2<sup>nd</sup>

Carried: 6/0

### **COMPLAINTS/VIOLATIONS OF COVENANTS**

- No report
- Hedges around the lift station have died – Joe S. will notify the County

### **OPEN FLOOR/MEMBERS FORUM**

- Joe S. welcomed new neighbors to the meeting and thanked all present for coming!

### **ADJOURNMENT**

7:34 PM – Motion made to adjourn meeting by Joe, seconded by K. Lee T.

Motion carried: 6/0

Respectfully Submitted by: *K. Lee Tirpak*, K. Lee Tirpak

Secretary, Woodland Creek Homeowners Association Board