

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING

THURSDAY, APRIL 15, 2021 at 7:00 PM.

DIRECTORS PRESENT: RJ Leddick, Ryan Pender, Gary Russ, Joe Stachkunas, K. Lee Tirpak, Lawrence Tolmich, Connie Tuller, and Dave Umgelder

DIRECTORS ABSENT: Matt Schmidz

HOMEOWNERS PRESENT: 3

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 MARCH MINUTES
3. FINANCIAL REPORT
4. ASSOCIATION FEE STATUS REPORT
5. ARCHITECTURAL REPORT
6. OLD BUSINESS
7. NEW BUSINESS
 - A.
8. COMPLAINTS/VIOLATIONS OF COVENANTS
9. OPEN FLOOR/MEMBERS FORUM
10. ADJOURN

CALL TO ORDER

Joe S., President, called meeting to order at 7:40 PM with a Quorum of 8 out of 9 in attendance

APPROVAL OF MINUTES

1. Minutes from March 18, 2021 distributed and reviewed
Motion to Accept Minutes: K. Lee T., seconded by RJ L.
Carried: 8/0

FINANCIAL REPORT

Reviewed March 1, 2021 Financial Report presented by Ryan P.

- Balance of operating account: \$58,819.20
- Balance of cash reserves account: \$165,095.72
- Accounts Receivable: \$12,067.67
- Total Assets: \$240,078.09
- Total Liabilities: \$179,506.88
- Operating Fund Balance: \$60,935.21

Discussion:

Motion to Accept Financial Report: Gary R. seconded by Laurence T.
Carried: 8/0

ASSOCIATION FEE STATUS REPORT

- No new report

Discussion:

One homeowner is paying, one outstanding and RJ L. will talk to this HomeOwner.

Motion to accept the Association Fee Status Report as status quo: Ryan P. seconded by Gary R.

Carried: 8/0

ARCHITECTURAL COMMITTEE REPORT

- 2 taken care of Prior to the meeting: 1 painting; 1 repair of wood fence;
- 2 Reports submitted since last meeting. 1 Screen enclosure and 1 with white fence –approved at the meeting.
- RJ L. brought one request to the meeting-1 Request: install a propane gas generator
- Received via email regarding need for an Architectural Form to install a 4 ft fence – waiting to receive the Form.
- 1 in line for resurfacing a pool – waiting on committee to decide – County will need to be satisfied.

Motion to accept the Architectural Committee Report: Gary R. seconded by RJ L.

Carried: 8/0

OLD BUSINESS

1. Tennis Court Light – Survey has been approved by the County; 4 heads on the pole – RJ L. will forward to company to install - Receipt from the County for clearing the Violation was given to the Secretary. There was no fine.
2. Lantana Fence Update: RJ L. will make call to company to replace the post and repair areas of the fence that are rotting. Lee will Write letter welcoming new home owner to the neighborhood and request removal of dirt that is pushing against the fence so the repair to fence can occur. Letter can have Home Owner contact RJ Leddick - when this task is completed or if there are any questions regarding this matter.
3. Website Company update: Joe is obtaining quotes from a couple of companies; discussed sending minutes to group emails - Lee will get them from Liz.
4. Gary R. returned the Comcast Equipment located at the Pavilion; receipt was recommended to be maintained for 30 days.

Motion to accept Old Business: Gary R., seconded by Dave U.

Carried: 8/0

NEW BUSINESS

1. Replacement of other lights has occurred –
2. Home owner inquired about being on the board – she has not attended tonight

Motion to accept New Business: Gary R., seconded by Lawrence T.

Carried: 8/0

COMPLAINTS/VIOLATIONS OF COVENANTS

- RJ L. sent out 1 violation letter regarding clean house, roof, and driveway and a second letter regarding clean house
- RJ L. spoke to another homeowner whose yard, house, and drive way need work and learned that this was in process and would be handled in another month ½. HOA fees and Additional complaint regarding putting garbage can on street every day. A letter will be sent.
- Homeowners are complying accept for the one RJ L. spoke with tonight.
- Other letters are forthcoming for additional driveway infractions

- Joe suggested adding Referrals to companies at the bottom of letter; members thought this could be a liability.
- Discussion of the grass that looks awful in winter; people are not watering as they should when it doesn't rain;

Motion to accept Complaints/Violation Report: RJ L. seconded by Dave U.
Carried: 8/0

OPEN FLOOR/MEMBERS FORUM

- **Question:** everyone is good – nothing from the floor
- **Answer:**
- **Resolution:**

ADJOURNMENT

7:38 PM – Motion made to adjourn meeting by Joe S. seconded by K. Lee T.
Motion carried: 8/0

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