

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

THURSDAY, October 15, 2020 at 7:00 PM.

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

Absent: K. Lee Tirpak

HOMEOWNERS PRESENT: 4

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 September 17, 2020 distributed and reviewed
Motion to Accept Minutes: RJ L./Dave U. 2nd
Carried: 7/0

FINANCIAL REPORT

Reviewed September 30, 2020 financial report presented by Ryan.

- Balance of operating account: \$71,308.27
- Balance of cash reserves account: \$132,084.46
- Accounts Receivable: \$11,857.47
- Total Asset – \$220,850.98
- Total Liability: \$149,475.20
- Total Operating Fund Balance: \$71,375.78

Motion to Accept: Sara F./Laurence T. 2nd Financial Report
Carried: 7/0

ASSOCIATION FEE STATUS REPORT

- \$13,177.47 owed as of September 30th currently 90 days past due
- 3 accounts past due = \$11,157.47
- 10 home owners were charged late fees which are to be waived = \$250

- Balance \$1,770
 - Outstanding dues: RJ working with the homeowners to pay off balance or set up payment plan
- Motion to approve: Matt S. /Laurence T. 2nd Association Fee Status Report
Carried: 7/0

ARCHITECTURAL REPORT

- There were no Architectural Reports submitted in the last month
- 0 # open requests were completed at this meeting.

Motion to Approve: Laurence T./Dave U. 2nd Architectural Report
Carried: 7/0

OLD BUSINESS

- Follow-up on Lighting – still in limbo; Joe will contact company again to find solution
- Network solutions – Joe still working on changing payment mechanism

Motion to Accept: Dave U/Sarah F. 2nd Old Business Report
Carried: 7/0

NEW BUSINESS

1. County sighted Woodland Creek Tennis Court Lighting. Apparently, the light Pole had been installed without Plan and Permit. Thus, the light pole will have to be removed and plan and permit filed for new pole.
2. Bylaw review needs to address signs and flags – These are allowed with architectural approval form submitted and approved.
3. Park Sign Rules – Current signage is sunrise to sunset; some residents want to change so people can play on the tennis courts at night, other residents are concerned about noise after sunset. Joe will investigate options.

Motion to Accept: Dave U./ RJ L. 2nd New Business Report
Carried: 7/0

COMPLAINTS/VIOLATIONS OF COVENANTS

- Complaints of signs and flags - RJ L. to send out violation letters

Motion to approve: Dave U./Matt S. 2nd Complaints/Violation of Covenants Report
Carried: 7/0

OPEN FLOOR/MEMBERS FORUM

- Homeowners argued about allowable signs and flags.
- Homeowner concerned about unwanted gentleman knocking on doors – no trespassing signs put-up and PBSO has been notified and should be called if stranger comes again.

ADJOURNMENT

7:30 PM – Motion made to adjourn meeting by Joe S., seconded by Dave U.
Motion carried: 7/0

Respectfully Submitted by: *Sara Fundersol*, Sara Fundersol
Board Member, Woodland Creek Homeowners Association Board