

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING

WEDNESDAY, FEBRUARY 18, 2021 at 7:00 PM.

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

DIRECTORS ABSENT: Matt Schmidt,

HOMEOWNERS PRESENT: 6

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, ONCE OPEN FORUM FOR DISCUSSION FROM FLOOR IS ANNOUNCED BY CHAIRPERSON.**
2. APPROVAL OF JANUARY 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 with a Quorum of 7 out of 8 in attendance

APPROVAL OF MINUTES

1. Minutes from January 13, 2021 distributed and reviewed

Motion to Accept Minutes: RJ L. seconded by Lawrence T.

Carried: 7/0

FINANCIAL REPORT

Reviewed January 31, 2021 financial report presented by Ryan P.

- Balance of operating account: \$61,452.94
- Balance of cash reserves account: \$164,092.97
- Accounts Receivable: \$16,972.33
- Total Assets: \$213,603.72
- Total Liabilities: \$156,408.54
- Operating Fund Balance: \$57,195.18

Discussion – This quarter – 15 to 20 people that had sign up for the new payment system were on automated payment and did not switch. Thus, Liz will waive this quarter's late fee – Liz will send another letter to homeowners regarding the new payment system –late paying residents will get a late notice and will be told how to make an automatic payment, asked to mail their check going forward or sign up again for automatic payment. Ryan will call Liz in a week and have her send a letter to those Homeowners to signup.

Motion to Accept Financial Report: Ryan P. seconded by RJ L.

Carried: 7/0

ASSOCIATION FEE STATUS REPORT

- \$8,980.00 currently 90 days past due
- 5 accounts past due

Discussion:

- One Homeowner paid the balance (was \$10,000)
- One Homeowner owing \$8,593, has been asked to pay \$275 at the end of the month and make a \$275 payment for the next 11 months (2021) Next year they will pay \$1,100 and then paying \$275 for 1.5 years this will be paid off. If not honest to make the payment or tell of challenge, the WCHOA Board will have to start legal action.
- One homeowner \$3,600 owed – RJ is going to talk to this Homeowner and develop a payment plan
- 2 other Homeowners did not meet the full 2020 financial requirements by the end of the year.
- A few Homeowners are noted for Late Fees from last year – these are being addressed and reversed.
- 1 home owner will sit down with RJ L. this weekend to pay the fee. RJ L. hopes to have resolution by the end of the month.
- A total of two (2) accounts above \$1,000 owed. This is a phenomenal achievement!

Motion to accept the Association Fee Status Report: Dave U. seconded by Ryan P.

Carried: 7/0

ARCHITECTURAL COMMITTEE REPORT

Three Requests submitted since the last meeting- all cleared and accepted:

- 1 Homeowner to replace windows
- 1 Homeowner to obtain a new roof
- 1 Homeowner to paint their house

Motion to accept the Architectural Committee Report: Ryan P. seconded by Lawrence T.

Carried: 7/0

OLD BUSINESS

1. Tennis Court Light Update – WCHOA has to remove the lights – and submit site plans to the County by March 5th

Motion to approve Old Business: Joe S. seconded by RJ L.

Carried: 7/0

NEW BUSINESS

2. Park and Tennis Court Hours:

Motion to approve Park and Tennis Court Hours: Keep Park open dusk to dawn accept for tennis courts which can remain open until 10:00PM: Joe S. seconded by Gary R.

Discussion: Flexibility – some thought 10:00 was too late; dusk maybe too early in Day Light Savings; signage needed for liability purposes; residents and guests only allowed; put timer on light when it is installed to go off at 10:00 PM.

Carried: 6/1

Signage Discussion: No bicycles and skate board; Tennis and Pickleball only; need to fix the lock and only residents will have access; available times included; Joe will bring the verbiage to the next meeting.

3. Lantana Fence: needs repair - some slats need to be fixed; Ryan P. and Gary R. offered to do the work; RJ L. suggested a company be hired for some of the repairs. Ryan and Gary will look into the situation and report back at the next meeting.

Motion to approve New Business: Joe s. seconded by K. Lee T.

Carried: 7/0

Discussion: Dave asked if anyone knew of the woman with the white car that walks her dog lives in the neighborhood – no one knew.

COMPLAINTS/VIOLATIONS OF COVENANTS

- RJ L. reported that the Commercial Truck previously parked in a driveway had removed the writing on truck; however, the vehicle is still in violation due to ladder racks on top; a letter will be sent.
- All dogs are being walked on a leash
- All New violations have 15 days since yesterday to take care of these infractions
 - 1. clean house or paint letter

Violation letters to be sent regarding cleaning of sidewalks and driveways in the next few weeks

- 1 house - Clean house and Driveway
- 1 house – rust in driveway – needs pressure clean
- 1 house - RV in driveway which has been removed

Motion to accept Complaints/Violation Report: RJ L. seconded by Gary

Carried: 7/0

OPEN FLOOR/MEMBERS FORUM

- **Question:** Who is going to approach people who use the tennis court once the signs are posted.
Answer: Exceptions to Rules – as long as activity will not damage the Tennis Courts
Resolution: Put signs back, lights go out on timer, reality no one can enforce only ask residents to respect the rules.
- **Question:** Can we send a violation notice to those who do not decorate for the Holidays?
Answer: seriously joking
- **Question:** Member asked if there were still openings on the Board, asked #s on the Board, how many times to attend,
Answer: Board is scheduled to meet Monthly February through December and if necessary, a special meeting can be called; additionally, an Annual meeting must be held on the second Wednesday of January.
Resolution: Joe S. nominated Ms. Connie Tuller to the Board of Directors

Carried: 7/0

ADJOURNMENT

7:46 PM – Motion made to adjourn meeting by Joe S. seconded by K. Lee T.

Carried: 7/0

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