

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING

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

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

DIRECTORS ABSENT: Joe Stachkunas, Matt Schmidt,

HOMEOWNERS PRESENT: 2

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. ELECTION OF BOARD MEMBERS – FLOOR OPEN
3. APPROVAL OF FEBRUARY MINUTES
4. FINANCIAL REPORT
5. ASSOCIATION FEE STATUS REPORT
6. ARCHITECTURAL REPORT
7. OLD BUSINESS
8. NEW BUSINESS
9. COMPLAINTS/VIOLATIONS OF COVENANTS
10. OPEN FLOOR/MEMBERS FORUM
11. ADJOURN

CALL TO ORDER

RJ, Vice President, called meeting to order at 7:03 PM with a Quorum of 7 out of 9 in attendance

APPROVAL OF MINUTES

1. Minutes from February 18, 2021 distributed and reviewed

Motion to Accept Minutes: K. Lee T. seconded by Laurence T.

Carried: 7/0

FINANCIAL REPORT

Reviewed February 28, 2021 financial report presented by Ryan P.

- Balance of operating account: \$57,511.93
- Balance of cash reserves account: \$164,594.23
- Accounts Receivable: \$17,367.67
- Total Assets: \$244,218.65
- Total Liabilities: \$184,740.21
- Operating Fund Balance: \$59,478.44
- Aging balance: \$12,892-\$275

Motion to Accept Financial Report: RJ L. seconded by Connie T.

Carried: 7/0

ASSOCIATION FEE STATUS REPORT

- \$11,167.67 currently 90 days past due
- 4 accounts past due

Discussion: Payment plans are being followed.

Motion to accept the Association Fee Status Report: Connie T. seconded by Gary R.
Carried: 7/0

ARCHITECTURAL COMMITTEE REPORT

One Request submitted since the last meeting- all cleared and accepted:

- One front door and garage – same color- same door

Discussion – White Composite fence on the corner – approved 4 months ago –concern for the placement of the fence and the reduction in visibility at corner – drawing was not submitted with architectural format – would have been submitted to County – Board could talk to DOT to ask for guidance; going forward Architectural Committee is to obtain drawings of anything that will be added to the property before approving the request.

- RJ will ask homeowner to move the fence further back from the sidewalk

Motion to accept the Architectural Committee Report: Dave U. seconded by Connie T.
Carried: 7/0

OLD BUSINESS

1. Tennis Court lighting – removed and survey completed last Thursday
2. Park and Tennis Court Hours Signage: in place
3. Lantana Fence update: Ryan informed that house on corner pushed dirt to fence which is causing it to be pushed out toward Lantana Road. One post further down will need to be replaced.
 - a. Fence Quote will be provided to homeowner – is to be a 2-foot easement to the Lantana Fence
 - b. This information will be presented to Homeowner.

NEW BUSINESS

1. Website Company is not responding and no longer functioning for loading information
 - Lee will get with Joe and obtain quotes for another company
2. Return Comcast Equipment located at the Pavilion– Gary will return the equipment to Comcast

COMPLAINTS/VIOLATIONS OF COVENANTS

- RJ L. sending out the violation letters regarding cleaning of sidewalks and driveways; he was unable to do so since the last meeting

Motion to accept Complaints/Violation Report: Dave U. seconded by Connie T.
Carried: 7/0

OPEN FLOOR/MEMBERS FORUM

No Homeowners remained at the end of the meeting.

ADJOURNMENT

7:43 PM – Motion made to adjourn meeting by RJ L. seconded by K. Lee T.
Motion carried: 7/0

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