

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING

THURSDAY, May 20, 2021 at 7:00 PM.

DIRECTORS PRESENT: Gary Russ, Matt Schmidz, K. Lee Tirpak, Lawrence Tolmich, Connie Tuller, and Dave Umgelder

DIRECTORS ABSENT: Joe Stachkunas, RJ Leddick, and Ryan Pender

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, AND ONCE OPEN FORUM FOR DISCUSSION FROM FLOOR IS ANNOUNCED BY CHAIRPERSON.**
2. APPROVAL OF APRIL 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

K. Lee T., called meeting to order at 7:02 PM with a Quorum of 5 out of 9 in attendance

APPROVAL OF MINUTES

1. Minutes from April 15, 2021 distributed and reviewed

Motion to Accept Minutes: Dave U. seconded by Laurence T.
Carried: 5/0

FINANCIAL REPORT

Reviewed April 30, 2021 Financial Report presented by Gary R.

- Balance of operating account: \$73,057.18
- Balance of cash reserves account: \$165,597.08
- Total Assets: \$260,832.11
- Operating Fund Balance: \$63,104.56
- **Discussion:** none

Motion to Accept Financial Report: Gary. seconded by Connie
Carried: 5/0

ASSOCIATION FEE STATUS REPORT

- No report

ARCHITECTURAL COMMITTEE REPORT

- 1 Request submitted since last meeting for House Painting – Approved
- 1 Report submitted for House Painting and gutters - same as existing colors -Approved

Motion to accept the Architectural Committee Report: Dave U. seconded by Gary R.

(Note: Matt S. arrived during Architectural Committee Report)

Carried: 6/0

OLD BUSINESS

1. Tennis Court Light – No update due to RJ L’s absence.
2. Lantana Fence Update: letter sent to homeowner – given 30 days to fix and/or contact RJ L.

Discussion – fence rotting in some areas and posts need replacement - Possible use concrete in the future that looks like wood.

3. Network Solutions (Current Website Company) continues to not function.

Motion to engage New Media to transfer current Website design, with current components of Meeting Minutes, Events Calendar, News, etc. at a cost of \$1000 and for Hosting and Maintenance of the Website at a rate of \$240/year effective June 1st and continuing to pay Network Solutions for the Domain Name at the current rate made by K. Lee T. and seconded by Matt S.

Discussion:

- Needs to be user friendly – easy to enter and upload information
- Would like to add a link on one of the pages for:
 - a. Paying Homeowner Fees?
 - b. Facebook page
- Questions:
 - c. How many files can we upload?
 - d. Is there a way Homeowner’s information can be updated?
 - e. Can a Bulletin board with things for sale/services they provide be added.
 - f. How is Accessibility?
 - g. Can this be a 2-year fee?
 - h. Is Network Solution as cheap as Go Daddy to maintain Domain Name?

Carried: 6/0

NEW BUSINESS

1. Discussion regarding painting posts by front sign – bougainvillea used to be there and not shows poorly. Matt will pull a group together and paint – can put the painting party on the new website.

COMPLAINTS/VIOLATIONS OF COVENANTS – Reports

- RJ L. was not present – **no report**

Discussion –

1. Lawns need water – those with wells and along lake look nice – those without are waiting for rain.
2. Tree Trimming time due to Hurricane season – letter should be sent to homeowners on the fence line – and it is time to have the park trees trimmed.
3. Connie T. will review declarations and bylaws to determine what can be done about car with flat tires parked in street and driveways as well as houses with overgrown front yard.
4. Question was raised regarding Homes in the Neighborhood purchased for the purpose of an Air BnB; Discussion regarding applications for rentals and the importance of consistency – Bylaws could be changed “From this point forward” – new renter – fee and application. Lawyer should be consulted to determine what can be done regarding HOA concerns.

OPEN FLOOR/MEMBERS FORUM

- **Question:** none
- **Answer:**
- **Resolution:**

ADJOURNMENT

7:38 PM – Motion made to adjourn meeting by Gary R. seconded by Connie T.
Motion carried: 6/0

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