

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING

THURSDAY, JUNE 17, 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 Schmitz

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 MAY 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 7:02 PM with a Quorum of 8 out of 9 in attendance

APPROVAL OF MINUTES

1. Minutes from May 20, 2021 distributed and reviewed

Motion to Accept Minutes: K. Lee T. seconded by Lawrence
Carried: 8/0

FINANCIAL REPORT

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

- Balance of operating account: \$63,968.02
- Balance of cash reserves account: \$166,098.35
- Accounts Receivable: \$12,567.67
- Total Assets: \$252,182.70
- Total Liabilities: \$186,158.22
- Operating Fund Balance: \$66,024.48

Discussion:

1 homeowner has sold their house for – \$570,000

Motion to Accept Financial Report: Lawrence T. seconded by Dave U.
Carried: 8/0

ASSOCIATION FEE STATUS REPORT

- \$6,829.67 currently 90 days past due 12,426.74
- 10 accounts past due

Discussion:

- Some of what is due is old – after 5 years cannot collect-
- 5 Homeowners owe \$25 late fees- Ryan will ask Liz to waive?
- 5 Homeowners are behind: \$6,942.67 - to be paid this month, \$900, \$3,900, \$300, and \$400.

Motion to accept the Association Fee Status Report: Lawrence T. seconded by Connie T.

Carried: 8/0

ARCHITECTURAL COMMITTEE REPORT

- 1 Homeowner Requested New Window Replacements - waiting for permit to be received
- 1 Homeowner Requested Shutters – waiting for permit to be received
- 1 Homeowner who changed colors is approved
- 1 Homeowner repairing roof and putting in a pool – no paperwork submitted. (7625- permit for roof and pool and solar system)

Discussion: Architectural Committee will drop a form off to #7625 to be completed for HOA records

Motion to accept the Architectural Committee Report: Lawrence T. seconded by Gary R.

Carried: 8/0

OLD BUSINESS

1. **Tennis Court Light** – Problem – Electrician went to County and were asked for specs – RJL contacted by a firm to draw the specs and provide to the County.
RJ- will tell them we want the tennis courts illuminated - 1 pole with 4 lights – 2 pointing one way and 2 pointing another.
2. **Lantana Fence:** Update: - Material costs up 80% - discussed doing something to hold/replace;
 - a. Letter to homeowner was not responded to. RJ L. will send a certified letter requesting the dirt be moved.
 - b. RJ will purchase replacement boards and adjust accordingly to replace the current broken/bent boards.
3. **Website Company update** (New Media and Network Solutions):
 - a. Network Solutions – domain – remains and New Media will host and maintain the new site.
 - b. K. Lee will forward to Joe the details to cancel any services at Network Solutions
4. **Post Painting at Entrance** – 4 Post painting party will occur. RJ L. brought the paint to the meeting.

Motion to accept the OLD Business Report: Lawrence T. seconded by Gary R.

Carried:8/0

NEW BUSINESS

1. Front Entrance – reset sprinkler to keep grass green.
2. Palm Tree trimming next week – part of landscaping.
3. Hard Woods will be trimmed in July.
4. 2 vehicles = KLT will notify County Code Enforcement – neither car appears to be registered.
5. Fourth of July event? Not sanctioned by HOA
6. Benches are to be put back where they belong

Motion to accept NEW Business Report: RJ L. and seconded by Dave U.

COMPLAINTS/VIOLATIONS OF COVENANTS

- 9 letters sent regarding Lawns – green lawn/weed free according to declarations

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

OPEN FLOOR/MEMBERS FORUM

Question: why paying Net Work for domain name -

Answer: will research other sites and what domain names are available

Resolution: Joe will research and determine which way to go.

Question: Letters for garbage pails need to be behind the fence being sent?

Discussion: created a friendly note that can be put in their door – check box

Or put all the issues in one letter – and mail to homeowners.

Resolution: Connie and RJL will drive through the neighborhood and come with a list of violations and a recommendation of how to proceed at the July meeting.

Question: Air BnB rumored – RJL – told buyer that the house could only be used for residential use;

[Need to do voting properly this year – Notice in October – ballots]

Discussion – regarding one business that was not dealt with at the time and was grandfathered in.

Resolution: Enforce the bylaws either by amending or doing a clean slate letter; board can create rules and regulations without homeowner’s approval – could say the homes must be rented for a minimum of 1 year.

Clean slate letter was drafted – needs to be reviewed along with Bylaws to be sure everything is addressed.

Bylaws never rewritten in the 1980s after the developers turned over the HOA to the homeowners.

Resolution: Ask Lawyers do our bylaws prevent a BnB or AirBnB from occurring in our community and can we put a rule in place to keep these from occurring. RJ will contact attorney

Question: Can all the signs be refreshed? - Think about a permanent HOA sign –

Resolution: RJL will bring suggestions for changed signs and cost at July Meeting.

ADJOURNMENT

8:15 PM – Motion made to adjourn meeting by K. Lee T. seconded by Gary S

Motion carried: 8/0

Respectfully Submitted by: *K. Lee Tirpak*, K. Lee Tirpak

Secretary, Woodland Creek Homeowners Association Board