

## OFFICIAL MINUTES

### WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Wednesday, January 20, 2022 at 7:00 PM.

DIRECTORS PRESENT: RJ Leddick, , Gary Russ, Joe Stachkunas, Connie Tuller, and Dave Umgelder

DIRECTORS ABSENT: Ryan Pender, Matt Schmitz, Lawrence Tolmich

HOMEOWNERS PRESENT: 2

### AGENDA

**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.**

ELECTION OF OFFICERS

APPROVAL OF ANNUAL MEETING MINUTES

APPROVAL OF FINANCIAL REPORT and APPROVAL OF 2022 BUDGET

APPROVAL OF 2021 ANNUAL REPORT

ASSOCIATION FEE STATUS REPORT

ARCHITECTURAL REPORT

OLD BUSINESS

NEW BUSINESS

COMPLAINTS/VIOLATIONS OF COVENANTS

OPEN FLOOR/MEMBERS FORUM

ADJOURN

### CALL TO ORDER

Joe Stachkunas, President, called meeting to order at 7:05 PM with a Quorum of 5 out of 8 in attendance

### ELECTION OF OFFICERS:

President: Joe S. nominated by RJ

Vice President: RJ nominated by Joe

Treasurer: Ryan nominated by Gary

Secretary: Gary nominated by Joe

Committee Appointments:

Architectural Committee Same: Dave, Matt and Lawrence

Complaints/Violation of Covenants Committee: RJ and Connie

Motion to Accept Minutes: Motion by Connie, Gary 2nd

### APPROVAL OF MINUTES

Minutes from the ANNUAL MEETING were distributed and reviewed.

Motion to Accept Minutes: Connie, Dave 2nd

Carried: 5/0

### **FINANCIAL REPORT**

Reviewed December 31, 2021 Financial Report presented by RJ

Balance of cash: \$64840.06

Balance of cash reserves account: \$169,608.33

Accounts Receivable: \$3,200.00

Total Assets: \$244,914.49

Total Liabilities: \$164,056.58

Operating Fund Balance: \$80,857.91

\$3,200.00 – homeowner fees outstanding balance

**Discussion: 2022 Budget** for \$150,699.96 with no increase to Homeowner Fees and \$600 for Annual Events. Discussion about raising HOA fees in the future. Explore the process and rules.

Motion to Accept Financial Report: RJ seconded by Dave

Carried: 5/0

Motion to Accept 2022 Budget: RJ seconded by Dave

Carried: 5/0

### **APPROVAL OF 2021 ANNUAL REPORT**

2021 annual Report was presented for discussion and comment

Motion to Accept 2021 Annual Report: RJ seconded by Connie

Carried: 5/0

### **ASSOCIATION FEE STATUS REPORT** (from aging report)

As of today \$2575 currently past due. (One homeowner paid \$1000 towards his \$4000, 3 homeowners owe the majority of these dollars)

RJL continues to work with one homeowner who has paid additional funds toward their balance and now owes \$2,500 + 2016 – attorney fees incurred and included for \$800.

Late Fees \$650.

1 Homeowner Owes \$625; 1 homeowner owes 805;

**Discussion:** RJ contacted by homeowner who's tree died from fence repair asking for \$100 credit on late fees owed.

RJ L. will inform Homeowner and attorney if balance is not paid; a lean against the house from 2016 for \$240 is still in place.

Motion to accept the Association Fee Status Report: Connie seconded by Dave Carried: 5/0

### **ARCHITECTURAL COMMITTEE REPORT**

New roof woodland creek

New shutter Woodland creek

Motion to accept the Architectural Report: Dave seconded by RJ

Carried 5/0

## **OLD BUSINESS**

Tennis Court Light – Update: Installed with timer. Tree lights on same circuit may want to put separate.

FPL Street Lights –Update on Installation timeline. Monthly cost will go down \$6. RJ suggested informing homeowners. Joe signed contract to move forward.

New Signs for Entrance and Park and meeting information – update on purchase and installation:

Replace existing Communication Sign:

Woodland Creek Homeowners – Private Community – No Commercial Vehicles.

Website and Place for plaque that has meeting notice information and other activities.

Samples will be brought to March Meeting including size and materials.

No Update.

People Discussed meetings and statues for meetings.

Motion to accept the Old Business Report: Gary seconded by RJ

Carried: 5/0

## **NEW BUSINESS**

Uses of the park- hours of limitation. Note on form to limit noise and be courteous to the neighborhood.

Board Meeting Schedule for 2022

Meetings - Special Meeting can be called if needed. May 19th, October,

Motion to accept quarterly meeting- Connie second by Dave.

Carried 5/0

Motion to accept New Business: Connie and second Gary

Carried 5/0

## **COMPLAINTS/VIOLATIONS OF COVENANTS**

Comments:

Garbage can left out.

Yard trash from company business left out.

Commercial vehicle still showing up

Motion to accept Complaints/Violation Report: Connie seconded by Dave

Carried: 5/0

## **OPEN FLOOR/MEMBERS FORUM**

**Comment:**

**Question:**

**Answer:**

**Resolution:**

## **ADJOURNMENT**

8:40 PM – Motion made to adjourn meeting by Gary seconded by RJ  
Motion carried: 5/0

Respectfully Submitted by: Gary Russ, Gary Russ

Secretary, Woodland Creek Homeowners Association Board

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