

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Thursday August 17th, 2022 at 7:00 PM.

DIRECTORS PRESENT: RJ Leddick, Gary Russ, Joe Stachkunas, Matt Schmitz, Dave Umgelder, Lawrence Tolmich

DIRECTORS ABSENT: Connie Tuller, Ryan Pender

HOMEOWNERS PRESENT: Brock Tibbs, Sal, Doug & Lee Tirpak, James Errlay, Michelle Hernandez

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.

APPROVAL OF ANNUAL MEETING MINUTES
APPROVAL OF FINANCIAL 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 7:01 PM with a Quorum of 5 out of 8 in attendance

APPROVAL OF MINUTES

Minutes from the ANNUAL MEETING were distributed and reviewed.

Motion to Accept Minutes: Matt seconded by Dave
Carried: 5/0

FINANCIAL REPORT

ASSETS
Cash/cash equivalents 88,865.75
Reservers 174,518.23

Accounts Receivable 10,305.00
Prepaid Expenses 11,426.68
Due from (to)funds 36,556.51
Total Assets 285,479.66

Discussion:

Motion to Accept Financial Report: Matt, 2nd Dave
Carried: 5/0

ASSOCIATION FEE STATUS REPORT (from aging report)

As of today \$7830 is currently total due. \$5,480 30 days past due (RJ- all big ones are caught up)

Motion to accept the Association Fee Status Report: Lawrence seconded by Joe
Carried: 6/0 - Lawrence showed up.

ARCHITECTURAL COMMITTEE REPORT

- One Window
- One Roof
- Roof and Windows
- One homeowner trying to find acceptable color by committee

Motion to accept the Architectural Report: Gary seconded by Dave
Carried 6/0

OLD BUSINESS

FPL Street Lights – Completed

Ryan- Community solicitor Problem. Add a new sign. RJ says they can have a permit to solicit.

RJ- Parking lot resealed? Probably been 3 Year. RJ exploring cost. Still waiting on cost.

RJ- Pressure clean courts. Redoing in 2 years to level and resurface.

Motion to accept the Old Business Report: Gary seconded by Joe
Carried: 6/0

NEW BUSINESS

Dave- with Holidays coming up can we add new mulch? RJ to schedule with the landscaper at the end of September.

New Signs for Entrance and Park and meeting information – Joe going to ask someone he knows if they can do it.

Vandalism- Young guy using a bat or spindle to beat the gazebo, need to explore new cameras system for the park. RJ- has a company that can use current cameras and monitor them. Joe/Gary

will explore a DVR option. No monitoring needed.

RJ- Discussion on change courts to be pickleball markings?

Motion to accept New Business- Dave seconded by Lawrence

Carried: 6/0

COMPLAINTS/VIOLATIONS OF COVENANTS

RJ- Distributed violation letters and people complied- Pretty quiet

Matt- Approved color and homeowner changed it without board approval. Discussion. Need to update form language. Form updated to include: (please allow 30 days for approval) (*Any changes that differ from this form must be re-approved.)

Motion to accept Complaints/Violation Report: Joe second by Matt

Carried: 6/0

OPEN FLOOR/MEMBERS FORUM

Comment: Lee: 6090 Birchtree Terr - Painting without permission, junk in front yard, trash cans wrong day, multiple violations. Make aware of the by-laws.

Question:

Answer: RJ- Distribute violation letter and make sure they are aware of the Bylaws

Resolution:

Comment: Sal: Paint fence on Lantana Rd.

Question:

Answer: Joe- problem with painting is added cost. Maybe staining is a better option.

Resolution:

ADJOURNMENT

7:41PM – Motion made to adjourn meeting by Matt seconded by RJ

Motion carried: 6/0

Respectfully Submitted by: [Gary Russ](#), Gary Russ

Secretary, Woodland Creek Homeowners Association Board