

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Thursday May 19th, 2022 at 7:00 PM.

DIRECTORS PRESENT: RJ Leddick, Gary Russ, Joe Stachkunas, Ryan Pender, Lawrence Tolmich

DIRECTORS ABSENT: Matt Schmitz, Connie Tuller, and Dave Umgelder

HOMEOWNERS PRESENT: Brock

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 7:04 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: Joe, Ryan
Carried: 5/0

FINANCIAL REPORT

ASSETS
Cash/cash equivalents 90,579.05
Reservers 172,413.91
Accounts Receivable 10,945.00

Prepaid Expenses 5,202.10
Due from (to)funds 36,552.19
Total Assets 279,504.06

Discussion: RJ suggests we move some money from cash to reserves.

Motion to move \$50k to reserves from cash. RJ seconded by Gary
Carried:5/0

Motion to Accept Financial Report: Lawrence seconded by Ryan
Carried: 5/0

ASSOCIATION FEE STATUS REPORT (from aging report)

As of today \$6020 is currently 30 days past due. \$3000, 90 days past due (RJ- One long outstanding balance has been caught up)

Motion to accept the Association Fee Status Report: RJ seconded by Lawrence Carried: 5/0

ARCHITECTURAL COMMITTEE REPORT

Lawrence - signed a couple of things, Roof and Windows
7285 Woodland- Shingle roof approved at meeting.

Motion to accept the Architectural Report: Joe seconded by RP
Carried 5/0

OLD BUSINESS

Tennis Court Light – Update: Installed with timer. Tree lights circuit update. Everything is functioning as it should.

FPL Street Lights – In process, mercy of FPL

New Signs for Entrance and Park and meeting information – No update.

Motion to accept the Old Business Report: Gary seconded by RP
Carried: 5/0

NEW BUSINESS

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.

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

Motion to accept New Business- Proceed with the cleaning of courts and new nets: RJ seconded by RP

Carried: 5/0

COMPLAINTS/VIOLATIONS OF COVENANTS

Comments: None at this time.

Motion to accept Complaints/Violation Report: Gary seconded by Joe
Carried: 5/0

OPEN FLOOR/MEMBERS FORUM

Comment:

Question:

Answer:

Resolution:

ADJOURNMENT

7:39 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