

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Thursday, April 18, 2024 at 7:00 PM.

DIRECTORS PRESENT: RJ Leddick, Lawrence Tolmich, Ryan Pender, Stacey Tibbs, Joe Stachkunas

DIRECTORS ABSENT: Dave Umgleder

MINUTES: Joe Stachkunas, Vice President

HOMEOWNERS PRESENT: 7

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

Stacey Tibbs, President, called the meeting to order at 7:00 PM with a Quorum of 5 out of 7 in attendance.

APPROVAL OF MINUTES

RJ corrected survey company to Brown & Phillips.

Motion to approve Minutes: Stacey / Joe / Carried 5-0

FINANCIAL REPORT

Tabled until next month as still waiting on the accountant to provide.

Motion to table Financial Report: Stacey / Joe / Carried 6-0

ASSOCIATION FEE STATUS REPORT (from aging report)

Tabled until next month as still waiting on the accountant to provide.

Of note, 6160 Silver Birch past due balance of \$2400 was collected.

Motion to table Association Fee Status Report: Stacey/ Joe/ Carried 6-0

ARCHITECTURAL COMMITTEE REPORT

Architectural Form:

6130 Silver Oak - exterior house paint; approved.

7330 Woodland Creek Lane - impact windows and doors; approved.

Motion to accept the Architectural Report: Stacey/Joe / Carried 5-0

OLD BUSINESS

RJ - Brown & Philips survey company paid (\$4,035) and awaiting survey.

New signs posted.

Motion to accept old business: Stacey/ Joe/ Carried 5-0

NEW BUSINESS

RJ to obtain quotes for fencing with survey.

Pavilion exterior needs rotted wood repaired.

Motion to accept New Business: Stacey/ Joe / Carried 5-0

COMPLAINTS/VIOLATIONS OF COVENANTS

7620 Woodland Creek Ln - commercial vehicles and multiple cars removed.

6130 Silver Oak - Home needs painted. ARC form has been approved.

6120 Silver Oak - Pressure clean sidewalk and driveway. 2nd notice sent 4/16

7325 Woodland Creek Ln - Trailer and golf cart now stored in garage or behind fence

7690 Woodland Creek Ln - Trailer now stored in garage.

7525 Woodland Creek Ln - Car to be moved. Sent notice of 4/24. If not removed by 5/1, tow company to be contacted.

Motion to accept Complaints/Violations of Covenants: RJ / Joe. / Carried 5-0

OPEN FLOOR/MEMBERS FORUM

Remove concrete bench at park.

6135 Birch Tree - large trailers being kept in driveway

Sue - complaints about people driving on lawns.

ADJOURNMENT

7:23 PM – Motion made to adjourn meeting by Stacey / Joe. / Carried 5-0

Respectfully Submitted by: [Joe Stachkunas](#)

Vice President, Woodland Creek Homeowners Association Board