

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Thursday February, 2024 at 7:00 PM.

DIRECTORS PRESENT: RJ Leddick, Dave Umgelder, Lawrence Tolmich,, Gary Russ, Joe Stachkunas, Stacey Tibbs

DIRECTORS ABSENT: Ryan Pender

MINUTES: Gary Russ, Secretary

HOMEOWNERS PRESENT: 6

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 6 out of 7 in attendance.

APPROVAL OF MINUTES

Minutes were read by Gary and reviewed by all in attendance

Motion to approve Minutes: RJ L./ Second by Gary R./ Carried 6-0

FINANCIAL REPORT

No Recent Financial Report

Motion to table Financial Report: RJ / Second by Joe. / Carried 6-0

ASSOCIATION FEE STATUS REPORT (from aging report)

As of today's meeting, we don't have a recent fee report. 6160 Silver Birch is the largest at \$2400.

Motion to accept the Association Fee Status Report: Joe/ Second by Dave/ Carried 6-0

ARCHITECTURAL COMMITTEE REPORT

Architectural Form: 7340 Hazelwood Circle New Roof (approved and completed)

Motion to accept the Architectural Report: Gary/ Second by Joe / Carried 6-0

OLD BUSINESS

Replacing fencing along Lantana. Fence is approximately 25 years old. RJ says we need to get a survey before we can get the quotes. RJ says maybe not replace front signage section. Everyone agrees we'll get quotes both ways.

Motion to accept old business: Joe/ Second by Lawrence/ Carried 6-0

NEW BUSINESS

Joe will ask his guy for a fence quote. RJ will get survey process started. Quote every type of fence.

Stacey- Signage for the park needs to be replaced (at entrance). HOA meeting notification signs as well.

Meetings to remain until April and further discuss at that time

Motion to accept New Business: Gary / Second by Lawrence / Carried 6-0

COMPLAINTS/VIOLATIONS OF COVENANTS

Stacey working on both letters. Friendly and violation letters. Will be done by the next meeting.

Motion to accept Complaints/Violations of Covenants: RJ L. / Second by Ryan P. / Carried 4-0

OPEN FLOOR/MEMBERS FORUM

7685- Column/ Pillar is leaning and needs to be replaced or repaired.

Far east and west of Lantana fencing, the trees hanging over the sidewalk and fence. Major trees. Stacey plans to include this in the letters she drafting.

ADJOURNMENT

7:15 PM – Motion made to adjourn meeting by Stacey. / Second Dave. / Carried 6-0

Respectfully Submitted by: [Gary Russ](#)

Secretary, Woodland Creek Homeowners Association Board