

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Thursday, March 21, 2024 at 7:00 PM.

DIRECTORS PRESENT: RJ Leddick, Dave Umgelder, Lawrence Tolmich, Ryan Pender Stacey Tibbs

DIRECTORS ABSENT: Joe S., Gary R.

MINUTES: Stacey Tibbs, President

HOMEOWNERS PRESENT: 5

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

Minutes tabled.

Motion to approve Minutes:

FINANCIAL REPORT

No Jan, Feb or March, Financial Report as accountant is out of country and was waiting on response to “surplus”.

\$58K in checking account with info provided in email from Liz at accounting office.
\$149,169.72 in reserves

Motion to accept Financial Report: Stacey / Second by RJ / Carried 6-0

ASSOCIATION FEE STATUS REPORT (from aging report)

No Jan, Feb or March, Association Fee Status Report as accountant is out of country and was waiting on response to “surplus”.

6160 Silver Birch is the largest at \$2400. Certified letter was sent 2/21/24. Has until May 1, 2024 before being sent to attorney.

Motion to table Association Fee Status Report: Stacey/ Second by Dave/ Carried 6-0

ARCHITECTURAL COMMITTEE REPORT

Architectural Form:

7645 Woodland Creek Ln - Windows (signed and approved)

Motion to accept the Architectural Report: RJ/ Second by Stacey / Carried 6-0

OLD BUSINESS

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

Motion to accept old business: Stacey/ Second by Ryan/ Carried 6-0

NEW BUSINESS

RJ - Compass Survey company cannot locate survey previously done. Will do best to have new quotes before next meeting.

New signs arrived; Lawrence has extra 4x4 will donate for signage.

Monthly meetings to remain until April and further discuss at that time.

Motion to accept New Business: Stacey/ Second Ryan / Carried 6-0

COMPLAINTS/VIOLATIONS OF COVENANTS

7620 Woodland Creek Ln - commercial vehicles and multiple cars. RJ to send violation letter.

6130 Silver Oak - Home needs painted

6120 Silver Oak - Pressure clean sidewalk and driveway

7325 Woodland Creek Ln - Trailer and golf cart needs to be stored in garage or behind fence

7690 Woodland Creek Ln - Trailer needs to be stored in garage

7525 Woodland Creek Ln - Car to be moved

Motion to accept Complaints/Violations of Covenants: Stacey / Second by Dave. / Carried 5-0

OPEN FLOOR/MEMBERS FORUM

Remove concrete bench at park.

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