

## OFFICIAL MINUTES

### WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Thursday, January 23, 2005 at 7:05 am.

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

DIRECTORS ABSENT: NA

MINUTES: Stacey Tibbs, President

HOMEOWNERS PRESENT: 8

### 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 7:05 PM with a Quorum of 6 out of 6 in attendance.

### APPROVAL OF MINUTES

November meeting minutes were voice recorded and have not been transcribed.

Motion to table November Minutes: Stacey/Ryan 2nd/Carried 6-0

## **FINANCIAL REPORT**

Operating: \$55,039.57

Replacement Fund : \$194,863.01

Assets: \$119,651.62

Liabilities: \$6,810.32

Motion to Accept Financial Report: Stacey/Dave 2nd/Carried 6-0

## **ASSOCIATION FEE STATUS REPORT** (from aging report)

Past Due Totals: \$4,616.00

Reminder Letters to 4 homeowners to be sent.

Motion to Accept Association Fee Status Report: Stacey/Ryan 2nd /Carried 6-0

## **ARCHITECTURAL COMMITTEE REPORT**

### **New Architectural Forms:**

6090 Birch Tree Terrace - Impact Windows and Door

6100 Silver Oak Dr - Metal Roof

### **Previously Approved:**

6185 Silver Oak Dr. - Impact Windows

7645 Woodland Creek Lane - Paint

6100 Silver Oak Dr. - Fence

Motion to accept the Architectural Report: Stacey/Dave 2nd/ Carried 6-0

## **OLD BUSINESS**

NOT DONE - Pavilion exterior needs rotted wood repaired. Goal to complete by December.

COMPLETE - Pavilion needs to be pressure washed.

NOT DONE - Brock to borrow RJ's pressure washer and clean.

NOT DONE - The bathroom faucet was left on and the sink clogged which caused flooding. We will replace with a pressure faucet. - RJ forgot; will complete by December

NOT DONE - RJ to contact tree trimmer to manicure tree with limbs hanging over the pond. - Didn't get called.

COMPLETE - Mulch freshened up - after Halloween

**RJ, Dave, Ryan and Joe to plan maintenance of the above items.**

Motion to accept old business: Stacey/ RJ 2nd/ Carried 6-0

### **NEW BUSINESS**

Perimeter Fence - voted on Shadow Box instead of Board-on-Board/6-0. Bulldog Fencing estimate signed.

Letter to residents advising of new fencing and notice to cure vegetation and/or any other item intruding upon the current fence prior to installation of new fence.

Remove plastic barrier around the playground and replace mulch in the Spring.

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

### **COMPLAINTS/VIOLATIONS OF COVENANTS**

Of the 55 violation letters sent between October and December 2024, 12 will receive 2nd notice.

Motion to accept Complaints/Violations of Covenants: Stacey/ RJ 2nd / Carried 5-0

### **OPEN FLOOR/MEMBERS FORUM**

New homeowner, Keith Charles Saunders requested form to create on-line account.

### **ADJOURNMENT**

7:35 PM – Motion made to adjourn meeting by Stacey/ Carried 6-0

Respectfully Submitted by: Stacey Tibbs, President  
Woodland Creek Homeowners Association Board