

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Thursday, February 20, 2025 at 7:02PM.

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

DIRECTORS ABSENT: NA

MINUTES: Stacey Tibbs, President

HOMEOWNERS PRESENT: 14

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.

Annual Meeting adjourned due to no quorum. Board proceeded with regular meeting.

APPROVAL OF MINUTES

Motion to approve January Minutes: Stacey/Dave 2nd/Carried 6-0

FINANCIAL REPORT

Motion to Table Financial Report: Stacey/Joe 2nd/Carried 6-0

ASSOCIATION FEE STATUS REPORT (from aging report)

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

ARCHITECTURAL COMMITTEE REPORT

Approved:

7595 Woodland Creek Lane - Paint Trim

6165 Birch Tree Terr - Impact Windows

7475 Woodland Creek Lane - Roof

6100 Silver Oak Dr - Roof

6090 Birch Tree Terr - Impact Windows and Front Door

To be Reviewed:

7474 Hazelwood Cir - Shed and Carport

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.

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.

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 - updated invoice after change to shadow box; \$81,551.00

Motion to increase number of board members from 6 to 8: Stacey/Joe 2nd/Carried 6-0

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

COMPLAINTS/VIOLATIONS OF COVENANTS

No changes since January. Decision made to send violations to attorney after 3 notices and non-compliance.

Motion to accept Complaints/Violations of Covenants: Stacey/ RJ 2nd / Carried 6-0

OPEN FLOOR/MEMBERS FORUM

Homeowners requesting easier system for payments. Ryan to speak with accountant about the current system and other available systems.

ADJOURNMENT

7:20 PM – Motion made to adjourn meeting by Stacey/ Carried 6-0

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