

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Thursday, March 20, 2025 at 7:00PM.

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

DIRECTORS ABSENT: Joe Stachkunas

MINUTES: Stacey Tibbs, President

HOMEOWNERS PRESENT: 16

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 6 in attendance.

APPROVAL OF MINUTES

Motion to approve January Minutes: Stacey/RJ 2nd/Carried 5-0

FINANCIAL REPORT

Replacement Fund : \$195,564.67

Operating Fund : \$149,244.92

Motion to approve Financial Report: Stacey/Ryan 2nd/Carried 5-0

ASSOCIATION FEE STATUS REPORT (from aging report)

2 accounts over \$1,000.00 - these should be sent to the attorney

2 accounts under \$1,000.00

Motion to approve Association Fee Status Report: Stacey/Ryan 2nd /Carried 5-0

ARCHITECTURAL COMMITTEE REPORT

Approved:

6110 Silver Oak - Fence

7480 Woodland Creek Lane - Impact Windows

6060 Birch Tree Terr - Roof

7480 Woodland Creek Lane - Impact Windows

7575 Woodland Creek Lane - House paint

Motion to accept the Architectural Report: Stacey/Lawrence 2nd/ Carried 5-0

OLD BUSINESS

Perimeter Fence - updated invoice after change to shadow box; \$81,551.00 and is in the permitting process.

2/24/25 Letters to residents advising of new fencing and to 45 days cure vegetation and/or any other item intruding upon the current fence prior to installation of new fence.

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

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

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 it with a pressure faucet. - RJ forgot; will complete by December

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

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

Motion to accept old business: Stacey/ RJ 2nd/ Carried 5-0

NEW BUSINESS

Revise ARC form

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

COMPLAINTS/VIOLATIONS OF COVENANTS

New friendly reminder letters to go out mid to late April.

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

OPEN FLOOR/MEMBERS FORUM

None.

ADJOURNMENT

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

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