

## **OFFICIAL MINUTES**

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

Thursday, April 17, 2025 at 7:04PM.

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

DIRECTORS ABSENT: Joe Stachkunas, RJ Leddick

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 7:00 PM with a Quorum of 4 out of 6 in attendance.

### **APPROVAL OF MINUTES**

Motion to approve Februar Minutes: Stacey/Lawrence 2nd/Carried 4-0

## **FINANCIAL REPORT**

Motion to table Financial Report as statements not received from accountant: Stacey/Ryan  
2nd/Carried 4-0

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

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

## **ARCHITECTURAL COMMITTEE REPORT**

**None**

Motion to accept the Architectural Report: Stacey/Lawrence 2nd/ Carried 4-0

## **OLD BUSINESS**

Revise ARC form

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

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

Motion to accept old business: Stacey/ Dave 2nd/ Carried 4-0

## **NEW BUSINESS**

Sprinklers need to be checked

Suspend HOA meetings for June and July

Motion to accept New Business: Stacey/ Dave 2nd/ Carried 4-0

## **COMPLAINTS/VIOLATIONS OF COVENANTS**

Debris in yards needs to be disposed of. Check bylaws.

Motion to accept Complaints/Violations of Covenants: Stacey/ Dave 2nd / Carried 4-0

## **OPEN FLOOR/MEMBERS FORUM**

- Propose fencing around the homes along the canal.
- Proposed change of rhythm for meetings to accommodate those homeowners that work night shift.

## **ADJOURNMENT**

7:19 PM – Motion made to adjourn meeting by Stacey/ Carried 5-0

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