

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Thursday, August 21, 2025 at 7:01PM.

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

DIRECTORS ABSENT: Joe Stachkunas, RJ Leddick

MINUTES: Stacey Tibbs, President

HOMEOWNERS PRESENT: 6

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 7:01 PM with a Quorum of 4 out of 6 in attendance.

APPROVAL OF MINUTES

Motion to approve May Minutes: Stacey/Ryan 2nd/Carried 3-0

FINANCIAL REPORT

Operating \$115,357.85
Reserves \$268,219.57

Motion to accept the Financial Report : Stacey/Dave 2nd/Carried 3-0

ASSOCIATION FEE STATUS REPORT (from aging report)

\$4,600 in outstanding accounts

Motion to accept Association Fee Status Report: Stacey/Dave 2nd /Carried 3-0

ARCHITECTURAL COMMITTEE REPORT

6145 Birch Tree - Roof and garage door
6105 Birch Tree - Skylight and Roof
6140 Silver Oak Dr - Roof, impact windows and door
7575 Woodland Creek Lane - Roof
7580 Woodland Creek Lane - Roof
7285 Woodland Creek Lane - Windows

Motion to accept the Architectural Report: Stacey/Dave 2nd/ Carried 3-0

OLD BUSINESS

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 3-0

NEW BUSINESS

Gazebo needs repaired.

Motion to accept New Business: Stacey/ Lawrence 2nd/ Carried 3-0

COMPLAINTS/VIOLATIONS OF COVENANTS

Trailer at 7365 Woodland Creek Lane parked in driveway - Needs violation notice

Sidewalk in front of corner house at Silver Oak Drive needs cleared of weeds.

Motion to accept Complaints/Violations of Covenants: Stacey/ Lawrence 2nd / Carried 3-0

OPEN FLOOR/MEMBERS FORUM

- Jack Harden shared that the fireworks shot off in the street by the park and in front of his home were a nuisance and littered his yard. Firework deployment needs to be better controlled so as to not cause damage to one's property or person.

ADJOURNMENT

7:18 PM – Motion made to adjourn meeting by Stacey/ Carried 4-0

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