

## **OFFICIAL MINUTES**

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

Thursday, May 15, 2025 at 7:01PM.

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

DIRECTORS ABSENT: Joe Stachkunas, Ryan Pender

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 April Minutes: Stacey/Lawrence 2nd/Carried 3-0

## **FINANCIAL REPORT**

Motion to table Financial Report as statements not received from accountant and treasurer not present: Stacey/Lawrence 2nd/Carried 3-0

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

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

## **ARCHITECTURAL COMMITTEE REPORT**

None

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/ Lawrence 2nd/ Carried 3-0

## **NEW BUSINESS**

Fence - permitting in process and should be completed within 2 weeks.

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

## **COMPLAINTS/VIOLATIONS OF COVENANTS**

6090 Birch Tree - No Wake Sign; letter sent 5/12/25

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

## **OPEN FLOOR/MEMBERS FORUM**

- NA

**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