

WOOD CREEK HOMEOWNERS ASSOCIATION

Notes: Board Meeting Thursday, January 21, 2016

Location – Spiegel Community Center, Room 201

Time – 5:30 pm

Call to Order: By President Steve Waite

Attendance: Directors – (x) John Caufield, () Bob Fien, (x) Karen Gagie,
(x) Tom Glisson, (x) Ginny Quinn, (x) Kate Spencer, (x) Steve Waite

Property Manager - (x) Dan Buccieri

Guests – Richard & Diane Dennison (137 WC) and Ursula Miller (30 CR)

Reminders and President's Comments:

Next regular Board meeting, Thursday, February 18, 2016, Spiegel Community Center,
Room 201, 5:30pm

- Various questions about roofing / siding – PM is looking at them
- Looking for a person to manage the Community Newsletter
- Issue about re-caulking and re-sealing gutters. PM has asked for a quote

Variance Committee, Dick Vandenberg (earlier in meeting for convenience of owners interested in variances)

- 3 Variances considered:
 - 135/137 WC (Dennison & Joerger) – requesting to return courtyard to original condition. Seeking reimbursement of \$1158 (50% of cost). Variance Committee recommends approval and also recommends reimbursement of 50% of the requested reimbursement (\$443) for items/service that variance committee agreed to. Approved.
 - 129 WC (McDonald) seeking permission to install a vent-free fireplace insert into a wood-burning fireplace. Variance Committee recommends approval. Approved.
 - 44 CR (Frederick) – replacement of French doors. Recommended for approval. Approved.

Guests & Open forum:

Comments about open forum subjects at December 17 meeting

New open forum comments

- Dennison (135 WC) mentioned a device which serves, essentially, as a timer/light sensing switch for outdoor lights. Many in the audience were familiar with these devices.
- Miller (30 CR) – question about the budget line for “other” landscape (outside of what is budgeted for Gary Romig (75K for “regular” mowing & trimming). Long range landscape planning is under development.
 - Also, had a question about Linden trees and overall amount of Landscaping & Grounds funds available for landscape funds (i.e. not specifically earmarked for lawn mowing).

Secretary's Report, John Caufield: Minutes of December 17 Board meeting. Approved

Property Manager's Report, Dan Buccieri:

- Met with Genesee Tree (provided overview of previous work done, and to identify “trouble spots”
 - Provided a quote on some of the more obvious spots.
- Gutter cleaning contract at same price as last year
- Garage Door repaired at 10 WW by Felluca Door
 - Discussion on viability of Crofton negotiating a “preferred price” for garage doors, PM offered to look into matter. Additional discussion on making owners aware of any such “preferred customer”
- PM spoke to Upstate Roofing in an effort to evaluate roofing replacement needs. Upstate requested permission to speak to WC Board about general roofing issues.
 - President Waite opined that he would like a recommendation on how to proceed with roofing replacement project, from Crofton, before hearing from Upstate. Crofton should recommend how we should proceed overall and any presentation by Upstate should be part of the overall approach. Per resolution passed last month, Crofton should make a recommendation on how to proceed with reroofing by end of 2016.
- Most “past due” accounts have been settled; \$90 is still due.

Treasurer's Report, Kate Spencer: Approved

- To date, the WC HOA is well under budget.
- Capital reserve (60K contribution)
 - Painting is not represented (4 installments of \$13,485 (\$53,940 total))

VP Operations Report, Tom Glisson:

- Nominating Committee still working and will report by March meeting.
- Agrees that WC needs a capital plan for tree work / maintenance. Tom will be working with Dan on development

Comments, if any, of officers and other directors

- Annual Meeting of the WC Association (June 16, 2016) 7pm, – Approved. We are awaiting approval from First Presbyterian Church as site for meeting.
- Concern about some dog-owners not “picking up” after their dogs.

Unfinished Business:

Annual Risk Assessment Checklist – deferred

New Business:

Adjournment: 6:30pm

Next Board of Directors Meeting: February 18, 2016, 5:30 pm at the Spiegel Community Center

Executive Session of Directors

“Community First”