

WOOD CREEK HOMEOWNERS ASSOCIATION
Board Meeting notes: Thursday, February 18, 2016
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, () Kate Spencer, (x) Steve Waite

Property Manager - (x) Dan Buccieri

Guests – Maureen Maloney Robb (57 CR), Lori Greenlaw (24 WW), Brian Hickey (71 CR, with Chuck Smith *Architect*)

Reminders and President's Comments:

Next regular Board meeting, Thursday, March 17, 2016, Spiegel Community Center,
Room 201, 5:30pm

Announcement of Newsletter Editor: Ginny Quinn! Many thanks for volunteering! Newsletter
will be going out soon,

Listening Session: March 15, Fisher Room, Pittsford Public Library, 7:00pm

Variance Committee, Dick Vandenberg

- Spiecher (36 CR). Seeks approval to remove a spruce tree which is impeding enjoyment of her deck. Seeking \$150 to offset cost of removal of tree, which is a tree which the HOA is responsible for. Approved.
 - Hickey (71 CR). Variances are approved.
 - No variance required for request of dumpster
 - 2 vents for bathroom exhaust through roof
 - Install 2 high efficiency furnace vents through sidewall, included paint
 - Install egress window, which will have some impact on landscape. Separate variance will be required to address landscape.
 - Clouser (32 CR) Window replacement, approved by Crofton.
- * Discussion on window replacement policy, relating to window changes between styles (double-hung vs. casement style).
- Motion (Caufield) to give the PM the authority to determine/approve window replacement, as contained in Policy #103. *Approved.*
 - General discussion on the need or interest of homeowners in replacing windows, doors, garage doors, etc. PM discussed garage door replacement with Fellucca Door. They install replacement garage doors, which meet HOA replacement policy
 - This issue is under further consideration, with potential of establishing a sub-committee which may consider items which need replacement due to being “aged out”.

Addition of variance committee members: Dick Vandenberg – to be addressed at another meeting

Guests & Open forum:

Comments about open forum subjects at January 21 meeting

New open forum comments

- Vandenberg (48 CR) – points out that he has noticed a number of units which do not have window grills, as required by policy.
 - Further discussion on the need for grills, and related policy, as well as the difficulty in getting replacement window grills. The discussion on this matter may be referred to a committee, or if this situation is addressed in an updated policy – to be considered as Unfinished Business.

- Snow Removal:
 - Maureen Maloney Robb (57 CR) – commented on snow removal problems, especially after street plow buried in the end of their driveway (after they shoveled).
 - Gagie (77 CR) suggested that it would have been helpful if Crofton had put out some sort of update on snow removal situation. PM will discuss with his staff.
 - Lori Greenlaw () mentioned that in these kinds of extreme situations, residents can consider chipping in to help, rather than complain.
 - Vandenberg (CR) complimented the performance

Secretary’s Report, John Caufield: Minutes of January 21 Board meeting. Approved.

Property Manager’s Report, Dan Buccieri:

- Genesee Tree will be starting work, and surveying the condition of trees, weather dependent. There are 19 homeowners that are scheduled to have tree work performed, to date.

Treasurer’s Report, Kate Spencer (Dan Buccieri, Crofton PM provided financial report)

- Brief overview of the financial report; we are in good financial shape.
- Budget preparation will be conducted over the next few months and a *draft* of 2016-17 budget will be presented at regular board meeting (no special, community-wide budget meeting is planned)

VP Operations Report, Tom Glisson:

- Having some difficulty in finalizing a recommendation of potential Board candidates.
- We have a community full of mature trees, and therefore, there are specific needs and items for consideration, due to the nature of trees in our community.

Comments, if any, of officers and other directors

Unfinished Business:

New Business:

Schedule 2016 Annual Meeting of WCHOA – June 16, 2016 at 7:00pm, place TBD

Adjournment:

Next Board of Directors Meeting: March 17, 2016, 5:30 pm at the Spiegel Community Center

Executive Session of Directors

“Community First”