

WOOD CREEK HOMEOWNERS ASSOCIATION

Board Minutes: Thursday, March 17, 2016

Spiegel Community Center.

Time – 5:30 pm

Call to Order: By President Steve Waite

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

Property Manager - (x) Dan Buccieri

Guests – None

Reminders and President's Comments:

Next regular Board meeting, Thursday, April 21, 2016, Spiegel Community Center,
Room 201, 5:30pm

Report on Listening Session: March 15, Pittsford Public Library

2 homeowners present, aside from BOD. Ursula Miller, Rogers Black, Susan Salzman (pending homeowner of 124 WC).

- No significant issues discussed; actually the few comments were positive (re: snowplowing, roof raking, “salt” buckets)

2016 Annual Meeting of WCHOA – June 16, 2016 at 7:00pm, First Presbyterian Church of Pittsford (1st Floor)

Variance Committee, Dick Vandenberg (earlier in meeting for convenience of owners interested in variances). The following owners have been added to the Variance Committee:

- Mary Anne Fox
- Debbie Bellisario

Without Conditions

57 CR (Robb) storm door and entry door

71 CR (Hickey) grading, and planting of shrubs and perennials, to augment

Approved by Crofton

64 CR (Frackenpohl & Corella): Screen and storm door

71 CR (Hickey): replacement of all windows and garage door. Radon vent

Guests & Open forum: No guests.

Secretary's Report, John Caufield: Minutes of February 18 Board meeting

Finance Report given by Dan (revision)

Property Manager's Report, Dan Buccieri:

- Genesee Tree is performing community Tree work.
- Genesee Tree is developing a landscaping plan (capital investments) for future consideration.
- Community Tree Survey has been *electronically delivered*, and those who do not have email, have received a paper copy of the survey.
 - For those who have no trees, nor tree issues, we would appreciate receiving a survey, or response indicating that they have no concerns.
- Magic Plow: will be performing remediation of lawn and soil damage due to plowing. Final payment is being pro-rated pending satisfactory repairs.

Treasurer's Report, Kate Spencer:

- About \$460K in roofing accounts.
- Accent Painting was paid (installment 2) of about \$26,900

- Identified an accounting issue/bill payment issue where *Monroe County Pure Waters* payment was funded from the *Property Taxes*. This issue will be accounted for more appropriately in next year's budget. Further, the total payments to MC Pure Waters was reviewed.
- Capital Reserve (102K) funds will be used to pay for *painting expenses* (which is over-budget)
- Met with Dan (Crofton) and Connie to begin budget preparations; 2 additional meetings scheduled.

VP Operations Report, Tom Glisson:

- Tree project items:
 - Tree Survey
 - Capital plan issues (primarily for common areas)
- Homeowner feedback has been very good. Genesee Tree arborist (Gary) is very good and knowledgeable. Gary will be preparing an audit of trees and offer a proposal with recommendations. Survey is on a 1-2-3 evaluation basis, with 1 representing the most urgent need.

Nominating Committee Report, Tom Glisson

- Have been unsuccessful in finding new candidates for Board positions. Deadline for new nominees is April 7th. If we have no nominees for vacancies, there is a provision in -bylaws allowing to reduce the number of board if no less than -5, which can be reversed/rescinded as candidates come forward.

Comments of officers and other directors - none

Unfinished Business:

New Business:

- Discussion of proposed revisions of WCHOA Governmental Process Policies.
 - Meant to make “reasonable” changes to policies; not substantive changes.
- Report on development of emergency preparedness plan – Steve Waite/John Caufield
 - Discussed with Crofton leadership, with no action proposed at this point.
 - Caufield will prepare a set of recommendations for consideration by the Board and Crofton.
- Follow up regarding possible advice to owners on home improvements.
 - Dan has approached Felucca door to discuss “preferred customer” pricing.
- Window Grills.
 - Review of window grill requirement. “Stand-alone” window grills are old and it is difficult to find grill replacements. *Should this Policy remain or be revised?* To be carried over to a future meeting

Adjournment: 6:35pm

Next Board of Directors Meeting: April 21, 2016, 5:30 pm at the Spiegel Community Center

Executive Session of Directors 6:36 pm

“Community First”