

# 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 (1<sup>st</sup> 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 7<sup>th</sup>. 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”***