

WOOD CREEK HOMEOWNERS ASSOCIATION
Minutes of Board Meeting Thursday, May 19, 2016
Location and Time – Spiegel Community Center, Room 201, 5:30pm

Call to Order: By President Steve Waite

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

Property Manager - (x) Dan Buccieri

Guests – Dick Vandenberg, Lorrie Greenlaw, Mike McArdle, George Corella

Reminders and President's Comments:

Regular Board meeting on June 16, 2016 cancelled

**Next regular Board meeting, Thursday, July 21, 2016, Spiegel Community Center,
Room 201, 5:30pm unless changed by new Board**

**2016 Annual Meeting of WCHOA – June 16, 2016 at 7:00pm, First Presbyterian Church of
Pittsford**

Steve reported that four directors were unable to attend the meeting so a quorum was not present. However, he had checked with the absent directors (except for John Caufield who was away) to confirm their support for most of the matters to be addressed at the meeting. The board should ratify today's actions at its next meeting.

Variance Committee, Dick Vandenberg (earlier in meeting for convenience of owners interested in variances): Dick presented the recommendations of the committee and the following variances were approved as recommended:

With conditions:

- 71 CR (Hickey): reset and improve patio bluestones
- 71 CR (Hickey): refurbish landscaping near front entrance and rear patio/deck stairs
- 75/77 CR (McArdle/Hallagan): reduce size of courtyard garden and install sod, remove three existing yews and replace with hydrangeas

Without conditions:

- 71 CR (Hickey): change front door color to deeper tone of red
- 71 CR (Hickey): replace chimney caps for direct venting of gas fireplace
- 71 CR (Hickey): replace rear light fixtures
- 9 CR (White): replace front and rear entry storm doors
- 53 CR (Deisenroth): replace two LR windows, two BR windows and rear patio door

Variance applications will be processed in June as if the regular board meeting were being held on June 16 and the board will consider and act by email upon any variances that cannot be deferred until the July meeting.

Guests & Open forum:

Comments about open forum subjects at April 21 meeting –

- Comments by Ursula Miller, Emmett & Mary Miller, Mike McArdle, Jo Hallagan et al reported in minutes of April 21 board meeting

New open forum comments

- Mike McArdle suggested several issues which should be addressed in informing owners of variance rules and dealing with landscaping variances. Lively, constructive discussion ensued.

Secretary's Report, John Caufield: Minutes of April 21 Board meeting were approved.

Property Manager's Report, Dan Buccieri: Dan reported on several matters, including schedule for One Step lawn and shrub chemical/fertilizer applications, spring landscaping maintenance by Gary Romig (well received by the community), Genesee Tree proposal for tree removals (which will be supplemented by changes based on responses to community tree survey), application starting end of May of seasonal ant and bee/wasp barriers by Town and Country Pest Solutions, beginning of roof inspections to assist in planning of reroofing project, and arrangements for a professional pond consultation for restoration and improvement of our drainage basin.

Treasurer's Report, Steve Waite (for Kate Spencer): Financial results through April are close to budget. Steve requested board approval of LR capital plan put together by Kate Spencer, Connie Simmons (Crofton), Dan Buccieri (Crofton) and Steve. The plan was sent to all directors before the meeting. Steve said Tom Glisson, Bob Fien and Kate Spencer approve. Steve was not able to contact John Caufield who is travelling. The board members present approved the plan.

Unfinished Business:

- Report on possible cleanup of drainage pond area – John Caufield – No report
- Report on development of emergency preparedness plan – John Caufield - No report

New Business: Ginny reported on the handling of expenses for the WCHOA website. The board approved her recommendation that she would send invoices to Crofton for payment after she has reviewed them. Ginny will be reporting on the expenses of the website year-to-date at a future meeting and eventually will make any recommendations she develops for the website after she has more experience with it.

Adjournment:

Next Board of Directors Meeting: July 21, 2016, 5:30 pm at the Spiegel Community Center unless changed by new Board after annual meeting

Executive Session of Directors

“Community First”