

WOOD CREEK HOMEOWNERS ASSOCIATION
Amended Meeting notes: Board Meeting Thursday, September 15, 2016
Location and Time – Spiegel Community Center, Room 201, 5:30pm

Call to Order: By President Tom Glisson (5:30pm)

Attendance: Directors – (x) John Caufield, (x) Karen Gagie,
(x) Tom Glisson, (x) Ginny Quinn, () Kate Spencer, (x) George Corella

Property Manager - (x) Dan Buccieri

Guests – Jim Frakenpohl (64 CR), Wendy Alheim (7 CR), Auer (38 CR), Carol Fullerton (27 CR), Keegan (20 CR), Ursula Miller (30 CR), Diana Kurty (28 CR)

Reminders and President's Comments:

Next regular Board meeting, Thursday, October 20, 2016, Spiegel Community Center,
Room 201, 5:30pm

- A huge THANK YOU to the picnic committee (58 attendees). \$399 income, \$260 expenses.

Variance Committee: Mary Ann Keegan reporting

- 98 CR (Philbrick) painting front door in accordance with policy. Committee requests that contracted painters do the painting, as this unit is in the painting cycle.
- 99 CR(Stander) change of paint color in accordance with policy. Approved.
- 129 WC (Barron) request approval of painting ciderblock wall. Not recommended, and variance was withdrawn.
- 129 WC request permission to plant 2 bushes and 1 Alberta Spruce. Approved.
- 38 CR (Auer). Request permission to install a backup generator. Recommend approval with the following conditions:
 - Securing necessary Town permits
 - Unit will not block access to rear yard.
- 6 CR (Wickham) requests permission to replace rear (back) door. Recommend approval but requests a photo of the product.

Guests & Open forum:

New open forum comments

- Ursula Miller (on behalf of Debbie Bellasario). Read a letter regarding safety concerns, highlighting thefts and suspicious activity.
 - Miller (30 CR) added other concerning incidents and general mischief, and specifically mentioned issues on (specifically) Winding Wood.
 - General discussion and ideas. Possibly a *Neighborhood Watch* program?
 - John Caufield will contact MCSO and ask about increasing patrol presence, and will inquire about the potential of a Neighborhood Watch program and steps to start/consider a program.
- Question(s) regarding Roofing Assessment and Tree removal program (29 CR)
- Fullerton (27 CR) questions regarding tree, shrub “issues”. The Fullerton’s jointly planted and maintained 20+ Hosta plants. Many years ago the owner (reportedly, in consultation with the Property Mgmt company) planted several (4-5) Birch trees, which are not really thriving due to the canopy of other more mature trees. All without a variance
 - Asking to remove the 4 Birch trees which are not thriving and discussed Ms. Fullerton discussed the matter with Gary Romig..
 - Tom Glisson and Dan Buccieri (Crofton) will look at the site and discuss the appropriate plan of action, with Genesee Tree (Gary Reffel).
- Ahlheim (7 CR). Question about the maintenance of shrubs and bushes in the rear of the unit. Policy. Declarations and Bylaws all state that the HOA is responsible for maintaining all common ground, and more specifically, the bushes and shrubs that were planted originally by the HOA in the front or rear of units. “This has been the practice since I moved into Wood Creek in 1986. I have bushes that I did not plant in front of my

AC unit and the previous landscapers always trimmed these bushes annually. I did plant a garden next to this area, which I realize that I am responsible for maintaining". Comment: owners should not be responsible for pruning and planting maintenance. Robust discussion on this whole issue. (Amended July 2017)

- Tom Glisson, and Dan affirmed that Crofton / WC HOA are responsible for maintenance of courtyard plantings and plantings in “common areas”.
- **ACTION ITEM:** The Board will consider a proposal to “expand” the landscape contract to include this additional work, to include front and back (either “All” or “Nothing”)

*As a result of robust discussion at the WC BOD meeting, including members of the WC Community, President Glisson consulted with Crofton and decided to direct our landscape service (Romig) to trim all shrubs (regardless of location on the property), as used to be done years ago.

The WC bylaws clearly state that shrubs which belong to the HOA are to be cared for by the HOA. *This will be an out of contract expense this year*, and moving forward, the contract with Romig will be modified to include this additional service.

Secretary’s Report, John Caufield: Minutes of July 21, 2016 & August 2016 meeting

- July 2016 meeting minutes approved (there was no quorum present at August Meeting)
- August 2016 meeting minutes will be circulated among BOD for their comments and approval (via email, in order to get the minutes out to the community ASAP)

Property Manager’s Report, Dan Buccieri:

- Chemical application made to lawn and shrubs (One Step)
- Gary Romig completed lawn repairs where trees were removed; soil and seed added as necessary
- Crofton maintenance has completed repair work and priming/painting will begin Monday, Sept 19.

Treasurer’s Report, No report. YTD Status of FY2016/17 budget and LR capital plan (with Dan Buccieri)

Operations Report: George Corella & Tom Glisson

- NYS DOT has made notification that a **signal light will be installed** at the Highlands and Route 31 sometime during the 2017 construction season.
- Tree Maintenance - process and specifics
 - List of trees slated for removal (next phase). Crofton will notify owners before work begins.
 - Priority is given to trees in the front of units or higher visibility areas
 - Owners will be given a choice in replacement trees from an approved list.
 - Safety Grate over large discharge pipe in the rear of 71 CR.
 - Motion (Caufield) to install some sort of protective grate to restrict access to the spillway, not to exceed \$1000. Second (Corella). Approved.

Director of Communications: Ginny Quinn - web site

- All owners are encouraged to look at the UPDATED Wood Creek Web site. A new look at many new features
- <http://woodcreekhoa.org/>

Unfinished business

- Report on possible cleanup of drainage pond area – report anticipated for October meeting
- Report on development of emergency preparedness plan –
- Follow up discussion of possible advice to owners on home improvements
- Issue of non compliance with Variance process -

New Business:

- Rental owners not meeting WC policies

Meeting adjourned 6:50 p.m.