

**WOOD CREEK HOMEOWNERS ASSOCIATION**  
**Meeting Notes: Board Meeting, Thursday, September 28, 2017**  
**Crofton Conference Room, 4 pm**

**Call to Order:** President Tom Glisson

**Attendance: Directors:** T. Glisson, K. Spencer, W. Ruby, G. Quinn

**Property Manager:** Christine Sears

**Guests:** Ursula Miller, Emmett Miller, Deb Bellisario, Phil Lewis, Mary Ann Keegan, Marty Cournan, Marilynn McDonald, Ellen Clouser, Jody Lehr Waite, Richard and Donna Hooker

**Open Forum:** Questions/comments raised by homeowners included:

- Insurance coverage provided by Wood Creek – keeping up with property values? Crofton has informed us that we are due to renew now and will be up to date.
- Violation of Variance procedures - a letter from Crofton goes out to homeowners who perform changes to the exterior of their units without an approved variance.
- Roofing project – will begin in 2019. Suggestion was to keep residents informed of timeline.
- Tree replacement - \$15,000 was spent in 2016-17. There are 77 trees on the list to be removed, with the most dangerous ones to be taken down first. Replacement of some trees is scheduled for Spring 2018. (depending on cos vs. our budget).
- Painting of shutters on houses being repainted this paint cycle; discussion of what to do about painting vinyl shutters going forward.
- Is the Board getting at least three estimates for big projects? For the most part, yes, however there are situations where it makes sense not to.
- Landscaping and appearance of the weeds on berm that borders 490. Question of whether Wood Creek or the Town of Pittsford owns the property. It was noted that Pittsford is supposed to mow the area twice per year. Tom Glisson will find out who should attend to this.
- Questions regarding weed trimming prior to painting, and trees owned by Powers Farm.

The Board will respond to these homeowner inquiries.

**Nominating Committee:** Tom Glisson introduced **Will Ruby**, 28 Creek Ridge, as a new Board Director. Welcome Will! Two more residents have been invited to serve on the Board. TBA.

**Variance Committee:** Mary Ann Keegan.

- 66 Creek Ridge (Merli): change color of front entrance from turquoise to Rancho Red. Approved.
- 25 Creek Ridge (Javid), change color of trim to Sand Castle, and keep siding as is, Navajo White. Approved.
- 84 Creek Ridge (Salem): Residential wrought iron railing to be installed by the steps. Approved.
- 128 Wood Creek (Pointon): Plant shrubs. Approved.
- 129 Wood Creek (McDonald): Need name of shrubs desired. No Action Taken.

**Secretary's Report:** Ginny Quinn. Minutes of the August 2017 Board Meeting – Approved as written.

**Welcome Committee:** A new Welcome Committee will be formed to welcome new residents and give them important HOA information.

**Manager's Report:** Christine Sears, Crofton.

- Wrought iron railings will be installed on 80, 82, and 84 Creek Ridge. All three approved to be done this year.
- Accent Painting siding repair and painting is currently underway. Back door painting is scheduled to begin in next few weeks. Request that all back doors be painted the same color, Summer House Beige, to make them more appealing and consistent. Cost to change color of doors that are Almond Tree is \$50 per door.
- Snow plow contract same as last year. Need to confirm roof raking and salt.
- One-Step fertilizing contract, signed in 2016 for years 2016, 2017, and 2018, will go out for bid at end of next year.
- Tom Glisson will work with Christine to craft new letter notifying residents about their trees being removed.

**Financial Report:** Kate Spencer.

YTD Status: Operating fund is on budget. Capital expenses which have been paid for out of Reserves are according to plan.

Meeting adjourned 5:30 pm. Board then went into Executive Session.

Respectfully submitted,  
Ginny Quinn