

**WOOD CREEK HOMEOWNERS ASSOCIATION**  
**Meeting notes: Board Meeting Wednesday, July 12, 2017**  
**Crofton Purdue Conference Room, 5:00 pm**

**Call to Order:** President Tom Glisson

**Attendance:** Directors – (x) Tom Glisson, (x) Ginny Quinn, (x) Tom Shay, ( ) Kate Spencer

**Property Manager:** (x) Christine Sears and Connie Simmons

**Variance Committee:** (x) Debbie Bellisario

**Guests:** Laura Philbrick (98 CR), Carol Rudy (28 CR), Jody Lehr Waite (159 WC)

**Reminders and Welcome:** Tom Glisson

**Guests & Open Forum:**

**Comments:**

- Carol Rudy (28 CR) discussed the need for their Linden tree to be taken down due to its large size, high roots and general messiness
  - T. Shay and T. Glisson reported that the WC arborist, Genesee Tree, will assess lindens. The board has set aside \$10-20,000 for tree removal and replacement; unsafe trees will be dealt with first. Connie Simmons will check the tree list to see if the tree at 28 CR is on the schedule yet.
- Laura Philbrick (98 CR) also has issues with Linden in her front yard and questions about the repair/replacement of cement stairs on hill. Stairs discussed later in meeting.
- Jody Lehr Waite (159 WC) requested justification for the board hiring an attorney from Woods Oviatt, et al, for legal services, a copy of the retainer including scope of work, specifications, costs, etc. She also requested information on HOA policy on shrub maintenance and its designation as either HOA planted or homeowner planted. She inquired about setting a date for a community listening session to discuss proposed landscaping policies. Last, an update on WC HOA policy recommendation on rental units was requested.

**Variance Committee:** D. Bellisario reporting

- 40 CR (Martin) request to install new storm door and front door. Approved.
- 46 CR (Kita) request to remove overgrown hedges. Christine will contact Pittsford Landscape to have them removed. Approved.
- 128 WC (Pointon) request to have driveway sealed. Prefers to do his own. HOA is having all driveways and HOA roads (except Wood Creek) sealed this summer. No Action.
- 105 CR (Bishop) request to have a moving sale at his home. Due to lack of parking in the community which can restrict access of emergency vehicles, and the bylaws which prohibit garage sales, the request was denied.

**Nominating Committee:**

- The Board of Directors has an opening for a secretary. John Caufield has relocated to Florida, and will be missed by the WC Board. There are currently four directors; the bylaws state that there must be a minimum of five.
- There are unapproved minutes from February and May 2017. G. Quinn will post them asap.

- September 2016 minutes have an error which will be corrected, approved by Board, and re-posted on the WC website.

**Property Manager's Report:** Reported by Christine Sears and Connie Simmons

- Pittsford Tree completed installation of trees and mulched new bedded areas.
- Romig completed removals, mulched additional areas and did lawn repair and seeding where needed
- Town and Country Pest Solution completed bee and wasp barrier per seasonal schedule
- KV Enterprises completed community wide summer gutter cleaning
- Woods Oviatt Gilam working on updating governing documents for HOA and completed updated document on leasing
- Past Dues – Crofton to send out letters and fee penalties for homeowners delinquent on monthly association dues
- The Board approved new stairs and railings for 80, 82 and 84 Creek Ridge
- The Board approved driveway sealing on all driveways and Wood Creek streets except Wood Creek Drive, which is a town road. Crofton is getting quotes from contractors. Work to be completed this summer.

**Next meeting August 17 at 5:00 pm at the Highlands Hahnemann Club.**

Meeting adjourned 6:00 pm.