

**CREEK HOMEOWNERS ASSOCIATION**  
**Meeting note: Board Meeting Thursday, March 16**  
**Spiegel Center 5:30 pm**

**Call to Order:** By President Tom Glisson.

- Motion (President Glisson) to appoint Tom Shay to *vacant* Board position. Approved.

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

**Property Manager** - (x) Dan Buccieri

**Guests** – Jody Lehr, Debbie Bellisario, Dick Vandenberg, Mary Ann Keegan, Ursula Miller,  
Tom Shay.

**Guests / Open Forum**

- Jody Lehr (WC)
  - Requesting that Board review rental policy. *This issue will be taken to the Community at the June Annual Meeting.*
  - Consideration of reconfiguring of (upper) Wood Creek berm along I-490.
  - What is the policy on window mullions (replacement)?
    - Board will look at windows as part of “walk around”

**Variance Committee:** Mary Ann Keegan, Debbie Bellisario,

- 151 & 153 CR (R & J White, & Bellisario): pachysandra removal (\$145). Owners are requesting 50% reimbursement for cost of removal. Variance Comm. recommends approval. *Approved.*
- 7 CR (Alheim). Various window issues. Approved by Crofton.
  - Concern about improper venting of dryer vent. *Waiting for town code requirements.*
- Variance Committee requesting clarification on the following:
  - Request for ground cover removal and area seeding - subject requires research of past practice and clear understanding of by laws. Board will discuss - Mary Ann to contribute her experience and expertise on the subject. There is no question on approving the request- the issue is who pays what.
  - Re: glass blocks to be installed in basement windows – approval by Crofton (no board action required)
  - Request for code requirements on dryers vented in to garage –
  - Discussion on the need to clarify replacement vs. maintenance (remediation-style policy)
  - Re: replacement policy of shrubs and bushes.
  - Board recognizes the need to be further clarity and develop of policy on the issues, among others, to the Variance Committee and Community at-large.
  - Mary Ann Keegan suggests appointing a 2<sup>nd</sup> Variance Committee addressing landscaping issues – Tabled to April Meeting.

**Social Committee, Sandra Martin.**

- No report

**Nominating Committee - Ginny Quinn**

- Status of candidates for open seats:
  - Tom Shay, and Marilyn McDonald have agreed to run for Board positions.
  - John Caufield has indicated his willingness to serve a 2<sup>nd</sup> term.

**Secretary's Report, John Caufield:** Minutes of February 2017 meeting – tabled to April meeting

**Property Manager's Report, Dan Buccieri:**

- Roofing Project – March 21<sup>st</sup> planning meeting with TY Lin to discuss specs for 2018 Roofing Project.
- Romig quote for expanded services - to be incorporated with outcome of landscape discussion
- Genesee Tree – ornamental tree pruning list. Also some “significant” limbs which need attention and/or removal. List will be added to in order to address wind storm damage.
- Romig landscape contract for 2017 with enhanced shrub pruning to include all common areas
- Domicello Brothers provided a quote of \$1200 to replace stairs at 82 and 84 CR (late spring/early summer 2017).

**Treasurer's Report, Kate Spencer:** YTD Status of FY2016/17 budget and LR capital plan (with Dan Buccieri) –

- Landscape and Landscape enhancement budget lines need to be better defined. One line item is significantly over budget, the other significantly under budget. Also, some items have been drawn off of incorrect lines or capital budget. Work in progress to better align budget and expenses.
- Overall budget is in-line with expense projections.

**Listening Session,** February 23 at Pittsford Library - Kate and Tom - copy of notes from Session sent to Board. Open discussion

**Comments, if any, of officers and other directors**

- Issue of non-compliance with Variance process
- Review of 2017 Key Initiatives
- Discussion of Request for modified Lease - to be conducted in Executive session

**New Items**