

CREEK HOMEOWNERS ASSOCIATION
Agenda for Board Meeting Thursday, January 19, 2017
Spiegel Community Center, Room 201, 5:30pm

Call to Order: By President Tom Glisson

Attendance: Directors – () John Caufield, () Karen Gagie,
(x) Tom Glisson, (x) Ginny Quinn, (x) Kate Spencer, () George Corella
Property Manager - (x) Dan Buccieri
Guests – Ursula Miller

Reminders and welcome - Tom Glisson

Guests / Open Forum - None

Variance Committee: Mary Ann Keegan, Debbie Bellisario, Committee Co-Chairs

- D'Angelo (6 ST) – requesting painting of trim around garage door and peak of garage for contrast. Motion approved and will be painted by Accent in this year's paint cycle, in accordance with Wood Creek HOA Guidelines.
- Hickey (71 CR) – Request replacement of six skylights. Motion approved.
- Homeowner (42 CR) - Requested lease amendments to be addressed by Board with Committee input. HOA guideline is that a unit rental must be for a full year.

Social Committee, Sandra Martin: Recommendation for financial reporting. Board decision was to continue handling HOA Picnic and Holiday party funds as in the past. No new funding approved. The HOA will pay for a new sandwich board sign as needed.

Secretary's Report, John Caufield: Minutes of November meeting. Approved.

Property Manager's Report, Dan Buccieri:

- Status on siding repair including costs. Complete until next summer. Several steeply sloping units will have steps addressed/repared in the Spring. Railings to be added.
- Roofing Plan / Insulation proposal – Jim Hallman, roofer, recommends starting with roofs with the most damage, usually due to the ice storm two years ago. Soffit vents will be addressed as well. Suggestion made that homeowners consider contacting RG&E, Monroe Gutter or Isaac to get an energy audit and add insulation as needed.
- One Step chemical application contracts extends into upcoming 2017 season. No price increase.
- Romig landscape contract continues in 2017 with modifications made to shrub pruning.

Treasurer's Report, Kate Spencer: YTD Status of FY2016/17 budget and LR capital plan (with Dan Buccieri) – Status of Wood Creek finances is good.

Operations / Report:

- Tree Removal - status on stumps and Spring replacement - Dan: Complete until Spring. Date to replace trees is on or about April 30.

Director of Communications: Ginny Quinn -

- Confirmed that dates of current Handbook and Policy Documents are the same as those kept by Crofton. October 2016 is the most current handbook.

Comments, if any, of officers and other directors

Open Action

- Report on possible cleanup of drainage pond
- handicap accommodation policy - George
- Issue of non compliance with Variance process - George Corella
- policy on rentals – discussion continues.

New Items

- Establish Nominating Committee - Tom
- Establish key initiatives for 2017, identify Project Leaders, develop timeline.