

WOOD CREEK HOMEOWNERS ASSOCIATION
Notes from the November 16, 2017 Board of Directors Meeting
Crofton Conference Room, 4 pm

Call to Order: President Tom Glisson

Attendance: T. Glisson, K. Spencer (via phone), S. Salzman, W. Ruby, G. Quinn

Property Manager: Christine Sears

Guests: Emmett and Mary Miller, Jody L. Waite, Peter Webster, Bill Jabs

Meeting convened at 4:00 pm.

Reminders and welcome: Tom Glisson. Listening Session set for Monday, November 27, 7:30 pm at Library Fisher Room. Topic: Survey.

Open Forum: Peter Webster, 121 Wood Creek, requesting approval to have his arborvitae trimmed by the HOA. Item Open. Board will review.

Variance Committee: No new Variances this month. Will Ruby announced a meeting Tuesday, November 21 at Crofton with Christine and Lisa (Crofton) to set firm policy on how to process variances.

ACTION ITEM: Resolve inconsistencies between Policy and Matrix.

Survey Update: Bill Jabs distributed cover letter and copies of responses, including comments, to the Board. 94 Homeowners responded, 80 made comments (674 comments). The survey was approved.

ACTION ITEM: G. Quinn to find out how many residents used the website this month, especially since the Survey was posted online this month. Report at next Board meeting.

Nominating Committee: G. Quinn to chair again this year. To date, Emmett Miller and Jody Lehr Waite have offered to be on the committee.

Secretary's Report: October Board Minutes were approved.

Property Manager's Report: Christine Sears reported that the major portion of siding and painting projects are complete. Small siding repair and painting projects continue. Genesee Tree completed all tree work including stump grinding. Gutters to be cleaned between November 15th and 30th. Fall cleanup by Gary Romig is complete; landscapers making a few visits each week for cleanup of leaves.

Treasurer's Report: K. Spencer reported the YTD status of FY 2016/17 budget and long-range capital plan. We are currently \$12,242 under budget, mainly due to a savings in landscaping.

Operations Report: Tom Glisson reported on the Board Property Audit ("walk-around") which was conducted on November 14 by Board members. Work was noted to be done in Spring 2018.

Meeting adjourned at 6:05 pm. The Board then went into Executive Session.

Respectfully submitted,
Ginny Quinn