

WOOD CREEK HOMEOWNERS' ASSOCIATION
Notes from the April 19, 2018 Board of Directors Meeting
Crofton Conference Room, 4 pm

Call to Order: President Tom Glisson

Attendance: Tom Glisson, Ginny Quinn, Will Ruby, Susan Salzman, Kate Spencer

Property Manager: Christine Sears

Guests: Ursula Miller, Jody Waite

Meeting convened at 4:00 pm.

Open Forum: Question regarding shrub maintenance follow-up to decision/vote made by the Board at the March 2018 meeting. Answer is that the decision to have homeowners take care of the shrubs in the rear of their units was made after the committee found that the cost to have Romig Landscaping add the backs to their service would increase their charge to Wood Creek by \$7,000, which would increase homeowners' monthly fee. Not every unit has shrubs in the back that need to be pruned, and to increase those residents' monthly fees without the service was another reason for the vote. Current By-Law does not need to be amended.

Variance Committee: Will Ruby

- 8 Summer Tree – install new vent to upstairs bathroom, through roof. Variance Committee recommended installation through soffit. Motion made and Approved.

Secretary's Report: Ginny Quinn. Motion to approve March minutes. Motion made and Approved.

Property Manager's Report: Christine Sears.

- Retaining Wall – TY Lin engineer will begin work when weather permits.

Treasurer's Report: Kate Spencer.

- Currently on budget
- Reserve funds – below budgeted for the year – will roll over into next year's budget
- \$5.00/month increase in monthly HOA fee – trash collection cost is up. After obtaining three estimates, Surburban is still lowest
- The 2018-19 budget was approved unanimously
- Discussion: Long Range Plan – vote to be taken next month

Nominating Committee: G. Quinn. Crofton to mail the packet of Annual Meeting and election materials in May. Homeowners who are unable to attend the meeting are to give their proxy votes to a neighbor who is going to attend the meeting.

Operations Report: Tom Glisson and Will Ruby.

- Courtyard Pruning – several 30-40 year old trees are overgrown and need to come down. Variance needed to have tree replaced. Several types of trees available to choose from.

Homeowner to handle replacement, but a \$150 stipend will be granted to affected units to offset the cost to the homeowner.

- Decision made to remove these courtyard trees saves the HOA \$7,000, the cost of pruning.

Key Initiatives 2017/2018: All

- Pond Maintenance: Kate Spencer. Please see attached report of the Pond Maintenance Committee. Motion made to approve report as written. Motion passed.
- Leasing Amendment. Review of possible changes to the current Declarations regarding leasing of units. A special meeting of homeowners to be held soon. At the Hearing, comments and suggestions will be heard from the community. A revised Proposed Amendment will then be sent out to the community and a vote will be held on the proposed amendment at the Annual Meeting, June 21, 2018. Ballots will be distributed at least 14 days before the vote.
- Chimney repairs. \$6,000 is needed to repair four of the worst chimneys which have been inspected thus far. Motion made to begin the chimney repairs. Approved.

The Board sends its thanks and appreciation to the Social Committee for the Spring Fling.

Meeting adjourned 5:20 pm.

Respectfully submitted,
Ginny Quinn

Next Meeting – May 17, at 12 noon at Crofton.