

**WOOD CREEK HOMEOWNERS' ASSOCIATION**  
**Notes from the May 17, 2018 Board of Directors Meeting**  
**Crofton Conference Room, 12 pm**

**Call to Order:** Kate Spencer, Treasurer

**Attendance:** Tom Glisson (via phone), Kate Spencer, Will Ruby, Ginny Quinn  
**Property Manager,** Christine Sears

**Guests:** Joyce Haag, Craig Wittman, Dick Dennison, Emmett Miller

**Meeting convened at 12:00 noon.**

**Open Forum:**

- Discussion regarding pond: one tree is down to date and two more will be removed. Crofton will check on progress. Landscaper, Romig, included the pond work in price.
- Suggestion made to add a stop sign at lower Creek Ridge across from the apartments, and/or perhaps a letter to apartment owner, with a copy to Traffic and Engineering in Pittsford.
- Spectrum is to repair area behind 137 Wood Creek; in progress.
- Discussion of repair of lawn damage by snow plows. Christine, Dan (Magic Plow), and Will to look at work done and make recommendations.
- Suggestion of Pittsford Village Hall as a good place for HOA meetings, except for parking.
- Question regarding remaining wood chips following tree removal: they are to be removed and new trees planted next week.

**Variance Committee:** Will Ruby.

Discussion of several variance requests and questions regarding courtyard trees to be removed, and the policy that the two units who share a courtyard may choose from a list. If owners purchase trees they are entitled to \$150 reimbursement – per courtyard, not per unit.

No motions now. Will and Emmett Miller will do a walk around and make recommendations for the Board to approve at a later date.

**Secretary's Report:** Ginny Quinn. Motion to approve April 2018 Minutes was made. Motion passed.

**Property Manager Report:** Christine Sears

- 79 Creek Ridge has removed the vent from his garage. A work order has been written to repair hole left by the pipe.
- Bob Keiffer completed a summary of their efforts and a status report on the progress of the evaluation of the timber retaining wall behind Rainberry. Discussion included getting another estimate, and consider tearing down the wall and re-landscaping.
- An email will be sent from Crofton to all homeowners announcing that commercial window cleaning will be offered to residents at a reduced cost per unit. Residents are to contact Penfield Window Cleaning to make appointment.

**Treasurer's Report:** Kate Spencer

- We are approx. \$1,300 over budget currently, mainly due to landscaping and insurance. This should even out by the end of the fiscal year.
- Long Range Plan: roof project moved out until 2020-21.
- Question asked about repairing the rest of the steps and railings. \$17,000 has been allocated in the budget to complete repairs/replacement. Motion made and approved.

**Operations Report:** Will Ruby. Discussion of courtyard pruning and Linden tree replacements.

Board moved to Executive Session to plan for annual meeting on June 21.

Next regular Board of Directors Meeting will be with the newly elected board members – Thursday, July 19 at 4:00 pm unless otherwise indicated.

Meeting adjourned 1:14 pm.

Respectfully submitted,  
Ginny Quinn