

Woodcreek Homeowners Association
Monthly Meeting Agenda @ Crofton Offices 111 Marsh Rd, Pittsford, NY

JULY 19, 2018

Call to Order: By President, Tom Shay

Attendance/ Directors: () Tom Shay, () Joyce Pluta-Hagg, () Will Ruby,
() Ginny Quinn () Howard Cone, () Chuck Minster

Reading & Approval of minutes from previous monthly meeting:

Reminders/Welcome:

**Save the Date* CAI/WNY Vendor Fair, Thursday, Oct. 25th. Burgundy Basin 4:30-7:30pm (includes buffet dinner)

Guests/Open Forum:

- **Connie (Crofton)** discussion on the roofing project (4:30)
- **Jim Blatt-22** Winding Wood (Garage door issue) (homeowner has since declined to speak to board stating he will attempt measures to mitigate some of the issues he is having with the garage door and drainage).

Treasurer's Report: Chuck Minster and Howard Cone

Operations Report: Will Ruby

Variance Committee Report/Requests: Will Ruby

- variance request submitted W. Ruby-28 CR removal (4) hemlock trees in rear.
- variance request submitted K. Fredrick- 44 CR to replace 5 windows.
- variance request submitted C. Fullerton- 27CR...to remove railroad ties.
- variance request submitted L. Philbrick- 98 CR... 2 exterior lights on rear of townhouse w/ auto on/off LED.
- variance request submitted C. Wittman 11 WW...relocate dryer vent from inside garage to exterior wall.

Secretary's Report & Communications: Ginny Quinn

- S. Waite comments to Christine dtd 7/10/18 re: water lines, shut off valves, property lines etc...

Property Manager's Report: Christine Sears

- 121 WC- Findings (sewer back up/Peter & Betsy Webster)
- Status on current approved projects (trees, pond clean-up)

Old Business:

- Review and discussion on ad hoc committees from previous board.
- Tom Shay spoke with Kelly Cline on 6/26 about the camper parked in rear of development. It is Town property and she will have it removed. As such, no one including the snow removal trucks will be able to park there going forward. Town will also place notice on windshield of Monroe Plumbing Truck to inform him that he will not be allowed to park in the cul du sac. The Town wants to be uniform in its enforcement of codes.
- T. Shay met with Barb Perdue on 6/27 to discuss numerous issues, one being, D. Bellisario and her deck project. HO unhappy with siding done by Crofton. Barb Perdue agreed to cover the cost of redoing the siding to match the balance of the townhouse exterior. The job was initially billed and paid for by the HOA. Barb, Connie and Tom will meet at the location (time/date TBD) to discuss expectations.
- Also in review of the bylaws it was noticed that there is protocol for signing checks (Sect.8.03 "Checks") for the HOA which have not been followed in the past. Going forward, the President, in addition to Crofton, will authorize checks. Thereby at least having one board member acknowledging actual payments.

New Business:

- **The Board needs to make a motion to hire a CPA to conduct an audit of the previous year.**
- Review bids on roadway repairs/catch basins and ***VOTE on awarding bid***
- Discussion on setting up Presidents Advisory Council.
- Debbie Bellisario suggestion for a "Treasures & Treat" sale and ideas from her newsletter from homeowners. (i.e. Stop sign lower CR & WC

intersection), No Soliciting/No Trespassing signs and suggestion to send minutes of meetings to HO via email.

- Met with Robert Fromberger, P.E. Town Engineer (248-6250) on 7/11/18 at the town hall and began the process of getting utility and record maps for the subdivision. Was referred to Roto Lite Elliott in Grove Place for printing. Spoke w/ Todd at Rotoelite (7/12/) and the cost is approx \$5.00 per sheet depending on the scale size needed.
- Discussion on email from T. Y. Lin and Bob Keiffer, PE re: Retaining wall.
- T. Shay met with Jim Blatt 07/09/2018 to discuss and see what the problem was pertaining to his garage door. HO had initially requested to speak w/ Board but has since declined to appear.
- T. Shay has been in touch with Spectrum (7/11/18) to see if we can get a group discount for those homeowners who have Spectrum service. May require restructuring the basic billing process. Basic service and one box would be at a discount and any additional services would be billed to the homeowner separately. More to come on this.

New Business: (continued)

- Chuck Minster suggestions.