

Wood Creek Homeowners Association
Meeting Notes: Board meeting, Thursday November 15, 2018
Spiegel Community Center, Room 204

Attendance: Directors: Tom Shay, Howard Cone, Bob Gerace, Joyce Haag, Ginny Quinn, Will Ruby, Chuck Minster (via phone)
Property Manager: Christine Sears, Crofton

Guests: Jody Waite, Douglas Robb, Maureen Shay, Phil Lewis, Fred and Nancy Burnham, Ursula Miller, Carol Ruby

Meeting called to order by Vice President Joyce Haag at 4 pm.

Guests/Open Forum:

- J. Waite, spoke regarding generator landscaping at rear neighbors' unit.
- P. Lewis, gutters not cleaned thoroughly. Christine spoke to Penfield Window Cleaning after receiving work order from Mr. Lewis and assured him that contractor will clean every gutter again and flush all downspouts. The contractor will call homeowner before coming so he can be home to speak with them. Christine will follow up.

Secretary's Report: Ginny Quinn

T. Shay moved to approve Minutes from the October 18, 2018 Board Meeting. Motion seconded by W. Ruby. Minutes approved.

T. Shay moved to suspend December 20, 2018 Board meeting due to close proximity to Christmas holiday. Seconded by G. Quinn and approved. Next meeting will be January 17, 2019.

Roofing Committee Report: Joyce Haag, Chair

Upstate Roofing has done interior inspections of a few homes and attics to see what they could determine from looking inside. Upstate will walk the roofs soon to gather more information. Upstate will have a partial Eagle View done to determine exact square footage, etc. Committee is currently in the process of getting info from experts for their cost, when to start, skylights, installation issues. They have also talked to Ontario Exteriors. Discussion of history of Wood Creek roofing and methods being used for raising appropriate funds, including moving roofing reserves into CD's to accrue interest. Questions and comments regarding ice and snow shields, leaf guards, insulation, skylights. Both Upstate Roofing and Ontario Exteriors are in good standing with the Better Business Bureau.

Treasurer's Report: Howard Cone, Chuck Minster via phone

H. Cone to meet with Connie Simmons (Crofton) on November 20 to review monies and discuss schedule for big and small projects and to learn more about the financials, long-range plan (major projects extended over time), roofing budget and audited financial statements at the end of each fiscal year.

Operations Report: Will Ruby, Chair

- Steps and railings at 96 and 98 Creek Ridge complete.
- 3 Linden trees removed – at 11 CR, 75-77 CR, 2 ST.

- All stumps have been ground
- Tom Shay met with Magic Seal to be sure they seal around patches on roadways.
- Christine reported that all siding and painting/staining is complete for the season, except for front doors. The oil paint used will not dry in the colder weather. Flyers will be sent to affected homeowners in Spring to let them know when doors will be painted.
- Sidewalk repaired at 77 Creek Ridge.
- Tom met with Dan Baughman of Magic Seal regarding snow plowing. He asked that plows not pile heavy snow on ornamental trees and shrubs because the weight of the snow can push them over.
- The Bob Cat that has previously been parked in the circle had to be moved due to Pittsford Town code that states no vehicles may park on town roads. Bob Cat is now parked in the parking lot.

Property Manager's Report: Christine Sears

- 4 months into budget year Wood Creek is \$14,251 under budget due to the timing of payments to Romig for landscaping.
- Gutters will be cleaned next week by Penfield Window Cleaning.
- Discussion of mulch and how much and how often it needs to be added to the landscape. Romig is paid each year for mulch and labor, per his contract. Suggestion made to add mulch only every other Spring and save some of the cost or put it to another use. Romig feels this would only encourage weeds and add to maintenance cost. Romig will be asked to be judicious when mulching.
- Romig's rakers will return to finish Fall lawn cleanup when snow melts.
- Discussion of homeowner prepayments and CD's – items not reflected on October statement will show in the next month's report.
- Broccolo will provide quote for next year's lawn service (treatment of weeds, fertilizer) for a three-step program. Christine is getting two more quotes before signing contract as One-Step has increased price considerably.
- Discussion of news article regarding the use of Round Up and potential health hazards.

Variance Committee Report: Will Ruby, Chair

- Kathy Walsh, 8 Winding Wood – withdrew request to install Direct TV Dish. No Action necessary.
- Steve and Jody Waite, 159 Wood Creek – request to replace bottom panel on garage door, same style and color. Motion made by T. Shay, seconded and approved.
- Brenda and Ray Grosswirth, 11 Winding Wood - replace 2 storm doors. Moved and seconded. Approved.
- Ellen Zimmer, 78 Creek Ridge – install generator on side of unit. Committee visited the site, and report that existing shrubs and evergreen provide adequate screen from road. Add to approval the clause that in the event that existing screen becomes inadequate, homeowner must provide new screening. Neighbor awareness form should be obtained from 141 Wood Creek for their view of the generator. After discussion, motion made by T. Shay, seconded by B. Gerace and approved.

Old Business: Joyce Haag

At several previous meetings, the Board discussed purchasing CDs with the monies in the Roof Reserve. CDs have been purchased in the following denominations and durations:

- One CD for \$72,000 for 9-month CD earning 2.35% with TCS National Bank
- One CD for \$244,000 @ 2.70% for 13 months with Wells Fargo, NA

Motion to ratify these purchases was made by Howard Cone; Bob Gerace and Will Ruby seconded. Motion approved.

New Business: Joyce Haag

- Motion made by G. Quinn to place Carol Ruby on Variance Committee. Seconded by B. Gerace. Motion approved.

- As Ginny Quinn's term on the Board is up in June 2019, a new Chair of the Nominating Committee needs to be appointed. Action Item.

Reminder: No December Board Meeting. Next meeting - January 17, 2019, Spiegel Center Room 204, 4 pm.

Meeting adjourned at 5:10 pm.

Respectfully submitted,
Ginny Quinn, Secretary

