

**Wood Creek Homeowners Association**  
**Meeting Notes: Board meeting, Thursday February 21, 2019**  
**Spiegel Community Center, Room 204**

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

**Guests:** Emmett Miller, Jody Waite, Dick Dennison, Maureen M. Robb, Bill Jabs, Trish Gerace, Debbie Belisario, Maureen Shay, Phil Lewis, Carol Ruby, Ursula Miller, Ellen Clouser, Marilynn MacDonald, Nancy Burnham, Fred Burnham

**Meeting called to order by President Tom Shay at 4 pm.**

**Open Forum:**

- Debbie Bellisario talked about the spirit of the Wood Creek community and the need for more respect and harmony between residents with each other and with the Board.
- Marilynn MacDonald discussed mindfulness and civility.
- Emmett Miller spoke about the retention pond behind upper Creek Ridge. Discussed need to have stumps, deadwood and debris removed. Has spoken with Monroe County conservation group and reported their suggestions for ways to kill algae, such as barley straw, certain plant life which will help keep weeds down. Miller said he would put together a package for the Board to review. Discussion of mosquitoes, fertilizer runoff, pesticides, budget.
- Jody Waite submitted to the Board a document with her amendments to 1/21/19 email from Will Ruby to Tom Shay regarding the variance for generator at 94 Creek Ridge. She asked that it be included with the minutes of this meeting.

**Secretary's Report:** Ginny Quinn

The minutes of the January 17, 2019 Board meeting were approved. October 2018 minutes were approved as amended.

**Reminders:** Tom Shay

Youngblood waste disposal collection will begin on Tuesday, March 5, 2019 with a one-year contract. Suburban will make final visit to Wood Creek to collect their recycle totes on March 7. Trash should be taken to curb, not garage door.

**Roofing Committee:** Joyce Haag

BOD and Roofing Committee planning to meet with Upstate on March 5 when they will present their recommendations and suggestions for our roofing project. Assessments: we currently have about half the amount needed. We have 3-5 years before roofs absolutely must be replaced. If shingles are missing, homeowners are to call Crofton.

**Treasurer's Report:** Howard Cone

Howard explained Crofton's financial spreadsheet included in the Manager's Report board mailing.

Howard Cone made **Motion to move \$80,000 from M&T account to a 6 or 9-month CD depending on rates available. Crofton to confer with BOD before making the move.** Seconded by Will Ruby. All in favor, none opposed. T. Shay abstained. Motion passed.

Discussion of painting contract and schedule, how often units need to be painted. Christine has asked Accent Painting to discuss their recommended painting cycle with the Board. Accent paints each house every 5 years, with 34, 17, 27, 21, and 27 units being painted each year respectively. Board to consider extending interval between painting to 6 or 7 years.

**Variance Committee:** Will Ruby

- Dick Dennison, 137 Wood Creek. Replace garage door. All supporting materials attached, homeowner expense. Approved.
- Kenneth Frederick, 44 Creek Ridge. Replace windows. Neighbor awareness forms not submitted; tabled until March meeting.
- D.K. Hopiavuori, 86 Creek Ridge, requesting (no formal variance submitted) new concrete steps and railings. Tabled at January meeting. Creek Ridge is a private road; therefore, we are not bound by regulations governing public property. This driveway is not as steep as others, there have been no falls reported to date. However, if homeowners wish to install new steps at own expense, they may submit variance request. **Motion made to deny approval of steps and railings at 86 Creek Ridge.** All in favor; none opposed. Motion carried.

**Property Manager's Report:** Christine Sears

Romig contract will end in 2019. Christine is getting three bids for next year. Has received bid from Pin Oak, which is good until April 2019. Waiting to hear from Mike Mooreland's Landscape.

**Old Business:** Tom Shay

- **Nominating Committee:** Nominating Committee was appointed with Bob Gerace as board representative and chairman. Mary Ann Keegan and Debbie Bellisario were also appointed.
- **Additional Parking Spots:** Discussion of adding a few more spots, but the question is where to put them. Discussion of cars that park in their driveways overnight, the most the board can do is to discourage the practice. Crofton could send letter to homeowner, but it is the homeowner's responsibility to know what is in the by laws and policies they received when they moved into Wood Creek. Decision made to notify everyone via WC newsletter.

**New Business:** Tom Shay

- **Lawn care/Fertilizer Bids:** Our contract with One Step is expiring. Board members met recently with representatives from One Step, Broccolo and TruGreen. Received bids from each. Discussion comparing companies ensued. Bob Gerace made **Motion to accept proposal from Broccolo for \$11,124, excluding tree and shrub treatment, for one-year contract with optional renewals of two single years, not to exceed 2% price increase per year.** Seconded by Will Ruby. Board voted, all in favor with one opposed. Motion carried.

- **Greenlight:** High-speed fiber optic internet service coming to Pittsford and to Wood Creek if there is interest. Residents are encouraged to take a flyer and indicate their interest to Greenlight directly.

Meeting adjourned at 5:30 pm.

The Board then went into Executive Session.

Respectfully submitted,

Ginny Quinn