

Wood Creek Homeowners Association
Meeting Notes: Board meeting, Thursday January 17, 2019
Spiegel Community Center, Room 204

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

Guests: Tom Glisson, Kate Spencer, Maureen Maloney Robb, Dick Dennison, Phil Lewis, Ursula Miller, Maureen Shay, Jody Waite, Trish Gerace

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

Guests/Open Forum:

- Tom Glisson requested clarification of two items in the October 2018 Minutes (5b and 5e) and requested that the minutes be amended to reflect the clarification if the Board approves.
 - 5b of the October 2018 minutes stated, “largest expense was landscaping, unexplained”. Mr. Cone explained that he just recently received clarification from Crofton regarding the three landscaping accounts and the reconciliation with the audited statements and the amounts in question in October have now been explained.
 - 5e. Used data for long range plan and shortfall due to not doing assessments. Mr. Glisson indicated that there were three assessments collected for the roof project and an additional three assessments were not collected because it was determined the roof project would not be initiated as early as anticipated and there was no need to collect the money earlier than necessary.
- Jody Waite discussed By Laws, “Books, Records and Legal Documents”. Requests receipt of all minutes of Board of Directors meetings between May 17 and June 21, 2018, copy of 94 Creek Ridge variance request and all papers linked to it.
- Dick Dennison discussed issue of parking shortage in Wood Creek, cars that park outside overnight. Would like landscape committee to go around the neighborhood to check out bushes that are growing into sidewalks. Tom Shay reported on meeting with Gary Romig, who gave explanation of why shrubs are pruned according to the calendar. Hoping to start a Long-Range Plan for landscaping. Landscaping is over 30 years old, we have major expenses coming up and we need to be prudent about how we spend money. Romig will provide list of shrubs for us to consider which are hearty and can survive winter. Discussion of gutter cleaning – will be done twice per year by Penfield Window Cleaning. If all gutters are cleaned at once, we can save hundreds of dollars by not responding to each individual call.
- Bob Gerace noted an increase in dog feces left along sides of WC roads. Asked all present if they know who is not picking up after their pet(s), to please talk to them or notify a board member.
- Maureen Maloney Robb reported that a dog is being left outside in the cold and is barking. Basement walls are wet due to too-full gutters.

Secretary's Report: G. Quinn

Motion made by Bob Gerace, seconded by Chuck Minster to approve the November 2018 Board Minutes. Motion approved.

Roofing Committee: J. Haag

Upstate Roofing has been here to walk some of the roofs; they commented that WC might have three years of life left in the current roofs. Upstate has done a partial Eagle View of Wood Creek to get dimensions and shapes of roofs. Tom asked Christine about several chimney tops that are in disrepair. She will ask Kreider Masonry for estimate on repairing those chimneys.

Treasurer's Report: H. Cone

Reported on amount in roofing reserves. Good rates on CD's – guaranteed and insured – earning more than leaving in checking account. The Board will continue to move money into designated roofing reserves as cash flow permits.

Operations Report: W. Ruby (via phone)

Discussion of policies and procedures and late payments on monthly HOA fees. Current late fee is \$10 for first offence. Homeowner will be asked if he/she is aware that they missed a payment before charging the fee. Crofton typically sends a letter, Chuck suggests a phone call might be more efficient. Board will continue to discuss and offer a proposal. Action Item.

T. Shay indicated that the Board is planning to organize listening sessions with the community. Listening sessions are a good opportunity for community to dialog and make suggestions. One is being planned for late April and Gary Romig will be the guest speaker. Suggestion made that that we have more listening sessions on other topics as well.

Property Manager's Report: Christine Sears

- Three bids have been received for lawn care by the Board. Christine distributed copies of the bids from Broccolo, TruGreen and One Step. Discussions of pros and cons. Board will review all proposals and make a decision.
- Discussion of homeowner's request that Board waive half of his \$25 NSF fee, due to problem with bank and ACH. Crofton sent the homeowner a letter. Howard Cone stated that it is important to treat all equally, and there was discussion of amount of fee charged by WC. Bob Gerace suggested that we levy the fine subject to appeal and the Board agreed.
- Homeowner at 86 Creek Ridge has requested a set of steps and railing built at her unit. There are no steps or railing there now. The other units which have steps/railings needed repair and the railings were added to adhere to Code. Board decided to have homeowner submit a variance request for consideration. There have been no reports of accidents on the property. Installation of new steps and rails would cost at least \$6,000. Motion by C. Minster to call homeowner to tell them we are tabling the request for now and will do some further research before we respond to the Homeowner. Motion was approved.

Variance Committee: Will Ruby (via phone)

- Janet Bossert, 6 Winding Wood, asked to replace two existing skylights at own expense. Pictures are attached to variance request. Motion made, all in favor, none opposed. Approved, contingent upon contractor submitting insurance info prior to doing any work.
- Discussion of mess behind 10 CR. Crofton will send homeowner letter requesting cleanup.
- John Halligan and Mike McArdle, 75 and 77 Creek Ridge, submitted request to take down overgrown ornamental tree behind their units. Asking that Patrick Services cut down tree at homeowner expense. Contingent that they have tree stump ground down and lawn graded and reseeded as well. Motion made by Tom Shay, seconded and approved with stipulations.

Old Business: Tom Shay

Variance request for a generator at 53 Creek Ridge was approved by written consent of the Board. Copies of emailed Board votes are attached.

Ginny Quinn's 3-year term on the Board will expire in June 2019. A new Secretary of the Board will be needed, as well as a Nominating Committee Chair and committee. It is time to put together a slate for the next annual meeting.

New Business: Tom Shay

Additional visitors' parking. Discussion of adding more parking spots in the community.

Dick Dennison – Dislikes cars parked in driveways overnight.

The Board then met in Executive Session.

Meeting was adjourned at 5:40 pm.

Respectfully submitted,
Ginny Quinn, Secretary

1/11/2019

Gmail - FW: 53 CR variance application



Joyce Haag <joyce.p.haag@gmail.com>

FW: 53 CR variance application

9 messages

tfshay@rochester.rr.com <tfshay@rochester.rr.com>

Mon, Dec 3, 2018 at 10:41 AM

To: "rgerace1@rochester.rr.com" <rgerace1@rochester.rr.com>, "cminster123@gmail.com" <cminster123@gmail.com>, "ginny.quinn5@gmail.com" <ginny.quinn5@gmail.com>, "Cone_HM@yahoo.com" <Cone_HM@yahoo.com>, "joyce.p.haag@gmail.com" <joyce.p.haag@gmail.com>, "willruby.law@gmail.com" <willruby.law@gmail.com>

Please review the findings of the Variance Committee for the purpose of approving the installation of a generator at 53 Creek Ridge. Since we are not having a board meeting in December we are attempting to accommodate this neighbor so that they may move along with installation prior to the harsh winter months setting in.
PLEASE RESPOND BACK TO JOYCE HAAG WITH YOUR VOTE ON THIS MATTER AND THANK YOU FOR YOUR ATTENTION TO THIS MATTER. HAPPY HOLIDAYS TO YOU AND YOUR FAMILIES.

From: willruby.law@gmail.com
To: tfshay@rochester.rr.com
Cc:
Sent: Sunday December 2 2018 5:20:06PM
Subject: 53 CR variance application

I now have the diagram from Mrs. Deisenroth showing the unit to be placed to the left of the deck (as you face the deck), and located about 5' from the house and 5' from the side of the deck. The Committee visited the site on Saturday and determined that the generator would be visible from Wood Creek Drive, even though there are several large pines along a portion of the roadway. Therefore, the Committee is of the opinion that a landscape screen should be made a condition, and in speaking with Doreen Deisenroth, she indicates she is fine with that as she intended to landscape the unit in any event. Isaac is the installer and the manufacturer information sets the noise level within acceptable levels. As you know,, there are more than adequate Variance Awareness Forms attached to the application so that is not an issue. Based upon the foregoing, the Committee recommends approval of the Request with the condition that a landscape screen be installed at the owners expense in the Spring to screen the generator from the road. Kindly forward this report along to the other Board members for their thoughts on approval and I will take the necessary action with the Form when you advise me. Thanks for you help.

Howard Cone <cone_hm@yahoo.com>

Mon, Dec 3, 2018 at 12:26 PM

To: Joyce Haag <joyce.p.haag@gmail.com>

Cc: Tom Shay <tfshay@rochester.rr.com>, Will Ruby <willruby.law@gmail.com>

Joyce,

I vote in favor of the Variance to allow installation of an emergency generator at 53 Creek Ridge subject to a landscape screen to be installed in the Spring at owner's expense.

Howard Cone

chuck minster <cminster123@gmail.com>

Mon, Dec 3, 2018 at 2:20 PM

To: Tom Shay <tfshay@rochester.rr.com>

Cc: Bob Gerace <rgerace1@rochester.rr.com>, Virginia Quinn <ginny.quinn5@gmail.com>, Howard Cone <Cone_HM@yahoo.com>, Joyce Haag <joyce.p.haag@gmail.com>, Will Ruby <willruby.law@gmail.com>

Yes, I approve.

On Mon, Dec 3, 2018 at 10:42 AM <tfshay@rochester.rr.com> wrote:

Please review the findings of the Variance Committee for the purpose of approving the installation of a generator at 53 Creek Ridge. Since we are not having a board meeting in December we are attempting to accommodate this neighbor so that they may move along with installation prior to the harsh winter months setting in.

PLEASE RESPOND BACK TO JOYCE HAAG WITH YOUR VOTE ON THIS MATTER AND THANK YOU FOR YOUR ATTENTION TO THIS MATTER. HAPPY HOLIDAYS TO YOU AND YOUR FAMILIES.

tfshay@rochester.rr.com <tfshay@rochester.rr.com>

Mon, Dec 3, 2018 at 2:02 PM

To: "joyce.p.haag@gmail.com" <joyce.p.haag@gmail.com>

Joyce,

I vote in favor of the Variance to allow installation of an emergency generator at 53 Creek Ridge subject to a landscape screen to be installed in the Spring at owner's expense.

Tom Shay

Robert Gerace <rgerace1@rochester.rr.com>

Mon, Dec 3, 2018 at 4:05 PM

Reply-To: Robert Gerace <rgerace1@rochester.rr.com>

To: tfshay@rochester.rr.com, cminster123@gmail.com, ginny.quinn5@gmail.com, Cone_HM@yahoo.com, joyce.p.haag@gmail.com, willruby.law@gmail.com

I approve.

Bob Gerace

Ginny Quinn <ginny.quinn5@gmail.com>

Mon, Dec 3, 2018 at 9:23 PM

To: Joyce Haag <joyce.p.haag@gmail.com>

I approve as well.

Ginny

willruby.law@gmail.com <willruby.law@gmail.com>

Tue, Dec 11, 2018 at 7:07 AM

To: Joyce Haag <joyce.p.haag@gmail.com>

Tom,

I approve the recommendation of the Variance with respect to the application for 53 Creek Ridge.

Will

Joyce Haag approves 12/3/18

