

Wood Creek Homeowners Association
Meeting Notes: Board meeting, Thursday May 16, 2019
Spiegel Community Center, Room 204

Attendance: **Directors:** Tom Shay, Joyce Haag, Will Ruby, Ginny Quinn, Howard Cone, Chuck Minster
Absent: Bob Gerace
Property Manager: Christine Sears

Guests: Maria and George Scott, John Timpano, Maureen Robb, Ursula Miller, Ellen Clouser, Debbie Bellisario, Jack Kita, Carol Ruby, Maureen Shay, Mary Ann Keegan, Jody Waite, Emmett Miller, Dorrie Deisenroth

Meeting called to order at 4 pm by President Tom Shay

Welcome /Reminder: Tom Shay

- Wood Creek HOA Annual Meeting will be held August 15, 2019, 7 pm at The First Presbyterian Church of Pittsford

Open Forum:

- Dorrie Deisenroth, 53 CR, discussed variance request to plant pachysandra in common area behind home to relieve the dirt and mud issue where grass does not grow under trees. She will buy, plant, and maintain the groundcover going forward.
- Jody Waite, 159 WC, discussed Wood Creek HOA Mission Statement as she feels it relates to the Board.
- Carol Ruby, 28 CR, commented on Jody Waite's statement.
- Debbie Bellisario, 153 WC suggested all should build up the community instead of tearing it down.
- Ursula Miller, 30 CR, commented on Jody Waite's statement.
- John Timpano, 51 CR, added to Dorrie Deisenroth's statement re: common area where grass doesn't grow.

Secretary's Report: Ginny Quinn

Chuck Minster moved to accept Minutes of April 18, 2019 Board Meeting as written. Approved.

Nominating Committee: Joyce Haag

Committee has one new candidate, Mike McArdle, who has indicated he will run for a 3-year term on the board, ending in 2022. Bob Gerace is currently on the board but has been filling an empty seat, so he will run for a 3-year term as well, also ending in 2022. The board is allowed per the By Laws to have up to nine directors. We currently have seven. It would be desirable to have nine but is not essential.

Roofing Committee: Joyce Haag

The board is still in planning stages of the roofing project. We have spoken with Upstate Roofing and had contact with Ontario Roof. Upstate recommends that we finish the roofs by 2024. The question now is how many years to take to complete the project: 2 years would be less disruptive to the community, but 3-4 years would spread out the payments. We plan to have a discussion of the roof project at the Annual Meeting more time to raise funds. in August.

Treasurer's Report: Chuck Minster

Operations Budget – Monthly HOA fee will remain at \$350 per month for FY 2019-20. However, on July 1, 2020, fees will go up to \$360 per month. We are planning to have 3 special assessments (for roofing only) of \$1,000 each, starting in 2020-21 through 2022-23. More info will be available after budget is approved by board. Howard Cone stated that total expenses will go up .9%. Line items have been added to budget to make it easier for homeowners to understand each category. The board plans a fuller explanation of the budget at the Annual Meeting.

Will Ruby moved that the Board adopt the Operations Budget for the next fiscal year and Long Range Plan as attached. All in favor, motion approved.

Treasurers and Accent Painting inventoried the colors of the buildings and number of shutters. Thank you to Steve Waite for providing helpful information since 2005.

Operations Report: Will Ruby

Magic Seal repaired driveways and grass damaged in winter by snowplows. Pot holes were repaired.

Property Managers Report: Christine Sears

- Frank Streisel of Accent Paint submitted a revised painting contract. Decision was to increase the painting cycle from 5 years to 6 years. The number of units painted will be leveled to 1/3 of units each year, which will make our payments to Accent approx. the same every year.

Motion made to approve the Accent Paint contract with the new 6-year format beginning in 2019. All were in favor, motion approved.

- Christine Sears reported on the current budget, explaining current surpluses and deficits. The savings of \$6,110 for mulch elimination will be divided up between the 7 remaining installments, resulting in a reduction of \$872.86 per invoice from Romig.
- Landscape contracts received from Pin Oak, RM, Trimline and Romig. Romig has kept his contract the same as last year. Board discussed and decided to table the decision until the June meeting.
- Chimney repairs: contacted a few masons to inspect chimneys and give estimates. Steve Schenck of Upstate will come to Wood Creek to do an inspection, as will Kreiger. Tom Shay asked Christine to have the masons provide before and after pictures of work done. Tom also wants to know which chimneys will be repaired and the dates.
- Waiting for report from Town and Country regarding squirrels in attic at 73 Creek Ridge. Christine requested detailed report and pictures from T&C.
- Pond Cleanup: Emmett Miller reported that even with all the rain this spring, the level of the pond remains the same. The drainage seems to keep it level. The approved budget for 2019-2020, effective July 1, 2019, is \$2,000 for the year.

Motion was made to approve \$1,000 for this fiscal year for additional Pond remediation (addition of barley straw, removal of debris and grinding and removal of 4 willow stumps). All in favor, motion approved.

Variance Requests: Tom Shay/Will Ruby

- Kathy Walsh, 88 Winding Wood, requests a new paint color on front door. Approved with Conditions: homeowner to pay for paint, painter and future maintenance.
- Quinn, 18 Creek Ridge, to add dark brown hardwood mulch to side garden at own expense. Approved.
- Waite, 159 Wood Creek, to add dark brown mulch to garden at own expense. Approved.

There being no further business, the meeting was adjourned at 5:00 pm.

The Board then met in Executive Session.

Respectfully submitted,

Ginny Quinn, Secretary

The next regular Board meeting will be **Thursday, July 18, 4 pm** at the Spiegel Center, Room 204.