

Wood Creek Homeowners Association
Meeting Notes: Board Meeting, Thursday, July 18, 2019
Spiegel Community Center, Room 204

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

Guests: Trish Gerace, Ellen Clouser, Ursula Miller, Maureen Shay, Dick Dennison, Jim Boyle

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

Announcements: Tom Shay

- Wood Creek HOA Annual Meeting, August 15, 2019, 7 pm at the First Presbyterian Church of Pittsford, 25 Church Street, Pittsford. Set up 6 pm.
- Brewster's Ice Cream truck will be at the meeting from 6:15 until 7 pm.
- Crofton will send one mailing to the community including 2018 Annual Meeting Minutes. Agenda, ballots and election materials
- Stamped return envelope provided for those unable to attend annual meeting.
- Ginny Quinn named proxy for all to eliminate confusion. She is to return votes to Crofton.

Open Forum/Guests moved to end of meeting.

Secretary's Report: Ginny Quinn

- Chuck Minster made motion to approve Minutes of June 20, 2019 board meeting. All in favor; motion carried.
- The \$100 check for the use of Fellowship Hall at the First Presbyterian Church at the August 15 Annual Meeting was to be mailed directly to the church office. Ginny Quinn will confirm the receipt of the check and pick up the church key on August 14.

Nominating Committee: Joyce Haag

Inspectors of Election will be: Sandra Martin, Kathy Walsh, Ellen Xydias, Trish Gerace. Two will count votes, others to help with sign-in. Motion made by Howard Cone to accept them as Inspectors. Seconded and approved.

Roofing Committee: Joyce Haag

Joyce discussed what she will include in her roofing report at the annual meeting.

Treasurer's Report: Chuck Minster and Howard Cone

Chuck wants to renew the TCFCD which is maturing 8/7/19 and change term to six months. Chuck asks that Christine get the rates from TCF National Bank and give to Tom Shay for his sign-off. Received Year-End Long-Range Plan from Connie at Crofton. Chuck and Howard will meet with Connie to clarify a few items to be sure they are in "same page". Howard will ask Barb Perdue to arrange for them to meet with the auditor before and after audit.

Operation Report: Will Ruby

Will have a proposal for a new format for a report each month.

Tom Shay announced that Bartlett Tree will be on our property the week of July 22 to trim, prune and remove dead trees and over-hanging branches.

Property Manager's Report: Christine Sears

- Christine reported that Wood Creek HOA closed out the fiscal year with a budget surplus.
- She has contacted Ted Hosmer Lawn and Landscape and Stalteri Construction for 2019-20 snow removal bids. Bids not yet submitted.
- Ontario Exteriors has not submitted their proposal for siding replacement. They were here in early July and again the week of July 8 to take measurements.
- Five chimney repairs have been completed by Kreider Masonry: 153, 155, 159 and 129 Wood Creek Drive and 25 Creek Ridge. Kreider also completed inspections to all the chimneys on Winding Wood and Summer Tree. 29 still need to be inspected by Kreider. Rainberry and several on Creek Ridge are not yet inspected.
- Tom will ask Kreider about chimney sealant, which is reapplied every three years.
- Requesting before and after pictures of damaged chimneys

Motion to approve expense of \$20,000 for Kreider to start repairing chimneys most in need as determined by Christine Sears and Will Ruby, not to exceed \$20,000. All in favor, none opposed. Motion carried.

Variance Committee Report/Requests: Will Ruby

Tom Shay made the following motion:

Motion to formally accept the following as members of the Variance Committee: Will Ruby, Chair, Mary Ann Keegan, Debbie Bellisario, Ellen Clouser, Jim Frackenpohl, Judith Maloney, Marilyn McDonald, Emmett Miller and Ursula Miller. Seconded by Chuck Minster. All in favor, none opposed. Motion carried.

The following variance requests were considered by the Board:

- Gerace, 48 Creek Ridge, request to provide 2-3 bags of black mulch for front gardens at homeowner expense. Approved with condition that homeowner must use dark brown mulch as required by the Board.
- Gerace, 48 Creek Ridge, request to seal driveway at own expense. Driveway sealing is the responsibility of the HOA, not homeowner. This is done so the appearance of community is consistent. Denied.
- Hallagan, 77 Creek Ridge, request for replacement of "street" tree which was removed by HOA. Owner requests one replacement tree, either pink or Kousa Dogwood, at HOA expense. Approved.
- Comisso, 8 Summer Tree, requests removal of overgrown bushes in courtyard and replacement of courtyard tree that was removed by HOA with a Hydrangea Limelight tree. Approved with condition that HOA will contribute \$150 as per standard practice; the rest is the responsibility of homeowner.
- Kita, 46 Creek Ridge, request to apply mulch to gardens. Approved with the condition that homeowner use dark brown mulch as required by the Board and at the expense of the homeowners.
- Miller, 81 Creek Ridge, request to remove and replace tree and all courtyard plantings between 81 and 79 CR with Yews, Weeping Cheery tree and Bird's Nest Spruce. Remove pachysandra

and replace with grass. Directly in front of Unit 81, remove all pachysandra and replace with Azalea bush and Boxwood shrubs. HOA will contribute \$150 for courtyard tree per standard practice, remainder at homeowner expense. Approved.

- Rose of Sharon tree at 15 Creek Ridge has been removed at HOA expense.

New Business: Tom Shay

- Chuck Minster thanked Debbie Bellisario, Ursula Miller and Crofton for updating the Maintenance Responsibility Matrix. When the document is finalized, the Board will vote at another time.
- Discussion of Variance Form and Neighbor Awareness Form. They have been revised again and Tom Shay moved to send revised forms to Crofton for their website to ensure that the form is the same in both places to avoid confusion:

Motion that the Board accept the revised Variance form and that Ginny Quinn will replace old version and replace with new version on Wood Creek website and send to Crofton for their website.

All in favor, none opposed. Motion carried.

- Tom Shay, Joyce Haag and Howard Cone will meet with Barb Perdue to discuss future needs of the community.

Open Forum

Ellen Clouser, 32 Creek Ridge, (1) Concerns about pine tree between 32 and 34 Creek Ridge. Prefers removal to pruning, as the needles are filling gutters. (Tom Shay noted that tree is scheduled to be removed next week.) (2) Drainage ditch and sink hole behind her unit. Policy 02 states that this area is the HOA's responsibility. Four of the 8 shrubs are in serious trouble. There are weeds 5-10 feet high, and a tree. There is serious water damage to her deck wall. She called Crofton 4 weeks ago, has received no return call. Christine will try to get to Ellen's house next week to repair, weather permitting. Christine will get estimate for cost of emergency repair to hole and siding.

Jim Boyle, 89 Creek Ridge, asked to have berry trees trimmed, starting in November 2018, was told it would be trimmed in March 2019 but has not been done yet. Has problem with mosquitos and bees; Tom explained what has been and what will be done, especially as his unit is near the pond. Other issues include snow plowing and shoveling, tree near front door drops berries on sidewalk, squirrels climb up tree and get on roof and get in his attic. Wants to know who pays the \$995 in expenses he incurred due to critters in his house. He was informed that inside issues were the homeowner's responsibility. Patio blocks - variance request form needed to change. Dead squirrel outside of front door. **Tom Shay cancelled scheduled repair to sidewalk at 89 Creek Ridge, as it is not an issue to homeowner.**

Meeting was adjourned at 6:15 pm. The Board then went into Executive Session.

Respectfully submitted,
Ginny Quinn, Secretary