

WOODCREEK PROPERTY OWNERS ASSOCIATION

MINUTES OF THE SECOND QUARTER MEETING FOR 2010

The Second Quarter board meeting for 2010 was called to order on April 20, 2010 at 7:08 p.m., at the home of Gerry Stueckemann, by President Mike Bown. Board members present were: Mike Bown, Jerry Hawkinson, Ed. Floden, Gerry Stueckemann, and Bill Conley. Also present were Rick Johnson, Dixie Swanson, Tina and Joel Schneider, Linda Conley, and Dick Stueckemann

Five agenda items were presented to review:

1. Review of First Quarter minutes
2. President's Report
3. Treasurer's Report
4. Issues for discussion
5. New Business

1 Review of First Quarter Minutes

The 2010 First Quarter Minutes were reviewed and accepted with no changes.

2 President's Report

President Mike Bown continues to investigate the possibility of hiring an attorney to deal with enforcement of CCR violations.

The "Welcome Wagon" will be buying gift cards for new owners in Woodcreek, each worth \$25 at local businesses.

President Bown will be contacting Meyer Material about the expansion of their gravel mining, as it impacts the borders of Woodcreek.

No reports of crime in Woodcreek have been made recently.

3 Treasurer's Report

Association dues have been collected for all of the formerly foreclosed homes.

6107 Ojibwa Lane (Burger) still owes Association dues for 2009. President Bown will have a lien placed on the property.

The Association sustained a loss last year, due to tax penalties. However, the cost of the January 2010 meeting at Dunnhill's was below the cost of the 2009 meeting.

Action Item: Treasurer Gerry Stueckemann will forward the names of new owners to Vice President Jerry Hawkinson, who will purchase the gift cards for the new owners.

A new contract was signed with BLC Landscaping, for grass mowing and the maintenance of the entrance sign.

Repairs to the retention pond will cause us to go over-budget for 2010. We may need to cash in our Certificate of Deposit, or make a special assessment to cover the expense.

4 Issues for Discussion

The minutes of the Board of Directors meetings will be published on the Association web site. This version of the minutes may be condensed from the formal report.

The Parks Commission has cleaned up the entrance sign for spring. The solar-powered lights continue to work well: they have been observed being lit as late as 4:30 a.m. The lights do not yet need replacement.

The City of McHenry has determined that we have been keeping the retention pond at too high of a level. The lower level has exposed the banks to deterioration; Parks Commissioner Bill Conley has received a detailed estimate for work to improve the pond, at a cost of approximately \$3000.

The next meeting of the Association's Board of Directors will be on July 20, 2010, at the home of Jerry Hawkinson.

5 New Business

There was more discussion regarding the retention pond. As the City of McHenry is responsible for the oversight of the pond, maybe we should get an estimate from the City for the changes that need to be made to the pond. Could the City perform any of the work? What should the level of the pond be (if it can be higher than it is now)? Rick Johnson will talk to our alderman, Jeff Blake, regarding this problem.

CCR Enforcement. Employing an attorney to send a letter to a violator would cost the Association approximately \$75. As a first step, a warning letter from the Association should be sent to a violator; if the situation is not easily resolved, the Association's action will be escalated to an attorney's letter.

There is no schedule of fines for violations. What amount should be assessed for the identified violations?

Action Item: Secretary Ed. Floden will draft a letter, to be sent to all Association owners, warning of the consequences of CCR violations. This letter will include references to common problems, such as the presence of junked vehicles and the requirement of keeping trash containers inside buildings.

Future meetings: July 20 at Jerry Hawkinson's; October 19 at Mike Bown's.

The meeting was adjourned at 8:24 p.m.