

WOODCREEK PROPERTY OWNERS ASSOCIATION

MINUTES OF THE THIRD QUARTER MEETING FOR 2010

The Third Quarter board meeting for 2010 was called to order on July 20, 2010 at 7:12 p.m., at the home of Jerry Hawkinson, by President Mike Bown. Board members present were: Mike Bown, Jerry Hawkinson, Ed. Floden, and Gerry Stueckemann. Also present were Rick Johnson, Dixie Swanson and Sandy Hawkinson.

Five agenda items were presented to review:

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

1 Review of Second Quarter Minutes

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

2 President's Report

In May, a letter was sent to all of the members of Woodcreek, advising them of the property upkeep requirements in the Declaration of Covenants, Conditions and Restrictions (CCRs). Members were urged to check for their compliance with those requirements, and to contact the Woodcreek Board of Directors if they had any questions.

6107 Ojibwa Lane has a privacy fence around a backyard deck. The CCRs state that any fences should be attached to the house; but the Board has no objection this particular installation.

3 Treasurer's Report

The Association has received one quote of \$1100 for the painting of the street signs, according to Linda Conley.

To our insurance policy, we need to add a list of property numbers, to show what is actually being insured.

Overdue notices for Association dues will be sent to Crossley, Dahl-Lowe, Fain, Franger, Maxeiner, and Schroeder.

The dues notices for 2011 will be sent out following the January meeting, with a stipulation that the dues should be paid within 30 days (or no later than February 28).

Liens: the lawyer will charge \$75 to prepare the lien. We will file and send the notice.

4 Issues for Discussion

Action against Leonhart, 6207 Ojibwa Lane, is being considered, due to his outside storage of a boat, a Waverunner, and a mobile home and car trailer.

The notices of CCR violations, that are sent to property owners, should give a deadline for action by the property owner.

Noted: we do not have a schedule of fines for CCR violations. Set fines might make enforcement of violations more persuasive.

Action item: Sandy Hawkinson will write a "more personal letter" to be sent to CCR violators. The letter which was sent in May was a general warning, and did not address any specific owner or violation.

What is the weight limit for vehicles on Ojibwa Lane? So far, the large trucks that have been seen in Woodcreek were present for the purpose of deliveries; we don't expect anyone to attempt to garage a heavy vehicle in Woodcreek, but the weight limit question remains.

Mike Bown still needs to contact Meyer Material about the west boundary of Woodcreek.

Welcome Wagon. Jerry Hawkinson has purchased the gift cards to be given to the new owners in Woodcreek: 2 cards for Appleby's, and 2 for Olive Garden.

Action item: Ed. Floden will publish an abbreviated version of the meeting minutes in the newsletter, the Woodcreek Promulgator.

5 New Business

Glacier Ridge is planning a garage sale in early September, and they are willing to include Woodcreek in their plans. Evie Rhyner is the co-ordinator; she will acquire

the necessary permits, and have signs placed at the entrances to both subdivisions.

Rick Johnson contacted the City Engineer regarding the level of the retention pond. He was told that the pond drain, as we had limited it, was “not the proper size or elevation”, so the City reset it to the requirements of the Illinois Department of Natural Resources. [Translation: they removed the boards over the entrance to the pond outlet.]

Despite the now seemingly low level of the pond, that level is okay; but we may need to make some changes to the banks of the pond to prevent erosion. One suggestion was to plant cat-tails or other plants in the now-exposed areas. The McHenry County Conservation District may have free plants that are available for such use.

The next meeting of the Association’s Board of Directors will be on October 19, 2010, at the home of Mike Bown (Update: on October 12, the meeting date was moved to the 26th, as Mike will be out-of-town on the 19th.)

Most of the landscaping of the Woodcreek common areas has been performed by BLC Landscaping. Rick Johnson suggested that we get, and keep on file, a competitive bid from another landscaping company.

A suggestion was made for reducing our landscape expenses by reducing the frequency of grass cutting at the common area on Matanuska. The height of the grass, according to the City, must be 8 inches or less.

The meeting was adjourned at 8:12 p.m.