

WOODCREEK PROPERTY OWNERS ASSOCIATION

MINUTES OF THE FOURTH QUARTER MEETING FOR 2010

The Fourth Quarter board meeting for 2010 was called to order on October 26, 2010 at 7:35 p.m., at the home of Gerry Stueckemann, by President Mike Bown. Board members present were: Mike Bown, Ed. Floden, and Gerry Stueckemann (Jerry Hawkinson was not available). Also present were Rick Johnson and Linda Conley.

Five agenda items were presented to review:

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

1 Review of Third Quarter Minutes

The 2010 Third Quarter Minutes were reviewed and accepted with one change: Linda Conley was *not* present at the July 20 meeting. The Minutes will be corrected.

2 President's Report

There is a new owner at 6502 Sycamore Court: Shawn Flynn.

No crimes have been reported in Woodcreek.

A lien will be placed on 6107 Ojibwa Lane, for Association dues for the past 2 years. The property is reportedly in foreclosure, again.

Woodcreek did hold its garage sale in association with Glacier Ridge.

Sandy Hawkinson will be writing a draft of a new letter on property upkeep, which will be more directed to particular property owners than was the general letter which was sent earlier in the year. We have considered sending these letters to 6107 and 6207 Ojibwa Lane, concerning violations of the Declaration of Covenants, Conditions and Restrictions (CCR).

Erosion of the retention pond was discussed. We will not be proceeded with the proposal for formal landscaping; we will use natural growth instead. Information from Ryan Schwalenberg (Director of Construction & Neighborhood Services for

the City of McHenry) suggested that we may be able to acquire suitable plants from the McHenry County Conservation District. We may need a volunteer crew to perform a pond clean-up this spring. (The general topic of the retention pond should be discussed at the January 2011 meeting.)

Gerry Stueckemann is looking into adding a list of property numbers to our insurance policy (to show what is actually insured), but she hasn't yet heard from the insurance company.

We need additional quotes for the painting of the street signs, planned for Spring 2011; and an estimate for the entrance sign. Mike Bown will call Gary Afelt (painter) about the job. Also, what is the condition of the tree decals at the top of the signs? A proposal was made to install shields around the base of the sign poles, to protect against damage by string trimmers. Our budget for sign maintenance is \$1500.

BLC Landscaping will be responsible for Christmas decorations at the Woodcreek entrance sign.

Neighborhood activities: will we have any this year? Does anyone have suggestions?

The Board of Directors positions of Vice President and Secretary were up for re-election. The incumbents, Jerry Hawkinson and Ed. Floden, were re-elected.

Items that will be added to the newsletter and website include city events, and the schedule for leaf and brush collection.

Association dues will be enclosed with the mailing of the February newsletter; dues will be due at the end of March.

The Welcome Wagon gift cards were delivered to the new owners.

Future meetings: April 19 at Mike Bown's; July 19 at Gerry Stueckemann's; and October 18 at Bill Conley's.

3 Treasurer's Report

The rental for our Post Office box was raised, but not much.

The legal fee for the lien placed on 6107 Ojibwa Lane was \$50; a copy of the lien was registered at McHenry County. We did not need to use a lawyer.

The Welcome Wagon distributed \$125 this year, but needs \$25 more (for the new owner of 6502 Sycamore Court).

The Association dues for 2011 will remain the same as in 2010: \$75 for a single lot, \$120 for a double lot, \$40 for an empty lot.

All dues (with one exception: 6107 Ojibwa Lane) have been paid. Three owners paid "very late".

4 Issues for Discussion

Trivial discovery: if Woodcreek no longer wants the western lot (the buffer between Woodcreek and the quarry), the lot must go to the City of McHenry.

5 New Business

Nothing new.

The meeting was adjourned at 8:43 p.m.