

# WOODCREEK PROPERTY OWNERS ASSOCIATION

## MINUTES OF THE FIRST QUARTER MEETING FOR 2011

The First Quarter board meeting for 2011 was called to order on January 18, 2011 at 7:12 p.m., at Dunnhills, by President Mike Bown. Board members present were: Mike Bown, Jerry Hawkinson, Gerry Stueckemann, Ed. Floden, and Bill Conley. Also present were Dixie Swanson, Dick Stueckemann, Rick Johnson, Sandy Hawkinson and Lind Conley.

Five agenda items were presented to review:

1. Review of Fourth Quarter minutes
2. President's Report
3. Treasurer's Report
4. Issues for discussion
- 5.

### 1 Review of Fourth Quarter Minutes

The 2010 Fourth Quarter Minutes were reviewed and accepted.

### 2 President's Report

The election for the positions of Vice President and Secretary were confirmed; Jerry Hawkinson was re-elected as Vice President, and Ed. Floden was re-elected as Secretary.

Mike Bown contacted the McHenry County Soil and Water Conservation Group, regarding ground cover for the exposed banks of the retention pond. The Group does not have any ground cover plants that they can provide; but Mike will be asking them for suggestions. Bill and Linda Conley will also find some suitable plants.

The "Children Playing" sign near 6504 Ojibwa is missing. It will be replaced by the City of McHenry.

There is no further news on the foreclosure of 6107 Ojibwa.

We will be buying a gift card for Shawn Flynn, the new owner of 6502 Sycamore (previously owned by Bacini).

Ojibwa Lane was repaved last year, but you probably noticed that.

Christmas decorations were not installed at the entrance sign this year, because the weather turned really cold much too soon, making the work potentially very difficult and hazardous to the workers involved.

Mike Bown talked to Gary Afeld regarding painting the street signs (Gary did not bid on the job). There has be no resolution; this business will be continued at the board meeting in April 2011

We have not yet received approval from Pioneer Center to remove the dead trees behind the entrance sign. [**Update:** On February 4, 2011, Tom Janik, the Facility Director of Pioneer Center, sent this message: “Sorry I haven’t responded in regards to the dead tree removal at the 1315 Curran Road site. With managing 20 sites and this time of year it has not been a priority. Pioneer Center at this time doesn’t have the financial resources to remove the dead trees. The State is way behind in paying P.C. back for the money they owe us. We have to watch our expenditures very closely. If your association is willing to remove the trees at your expense you have our permission to do so.”]

We will be soliciting additional quotations for the landscaping maintenance for the common areas (the entrance, the retention pond, and the “back 40”), requesting separate costs for each area.

We have not yet contacted Meyer Material regarding the western boundary of Woodcreek.

President Mike Bown may be moving out of the area. The plant at which he works is closing.

The amending of the Declaration of Covenants, Conditions and Restrictions (CCRs) cannot be done until the next opportunity in 2017, unless we can get a majority of Woodcreek owners to agree to changes.

Future meetings: July 19 at Jerry Hawkinson’s; and October 18 at Bill Conley’s; January 17, 2012 at Dunnhills.

### 3 Treasurer’s Report

We save \$1800 in 2010: the dead trees were not removed, no work was done around the retention pond, and our liability insurance did not increase.

The property numbers are still not listed on the insurance policy; but Treasurer Gerry Stueckemann did send a letter to the insurance company, requesting that addition.

Future expenses were considered. The estimate of \$1000 for street sign maintenance may be low; the rental fee for the post office box has risen; the cost of printing was up (due to the purchase of stationery).

The notices for Association dues for 2011 will be enclosed with the February newsletter; we will request that payment be made by March 31.

The Budget for 2011 was accepted unanimously.

#### 4 Issues for Discussion

How should Association data be stored? Currently, our records reside in several collections of paper documents, held by the President, Secretary and Treasurer. We are scanning the old documents, to make them available to Woodcreek owners, but we have no “central depository” for all of our records. A suggestion was made that we purchase a notebook computer on which to maintain working copies of all records (with an appropriate external backup).

The meeting was adjourned at 8:21 p.m.