

WOODCREEK PROPERTY OWNERS ASSOCIATION

MINUTES OF THE SECOND QUARTER MEETING FOR 2011

The Second Quarter board meeting for 2011 was called to order on April 19, 2011 at 7:19 p.m., at the home of WPOA President Mike Bown. Board members present were: Mike Bown, Jerry Hawkinson, Gerry Stueckemann, Ed. Floden, and Bill Conley. Also present were Dixie Swanson, Ted Schweder, and Linda Conley.

Four agenda items were presented to review:

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

1 Review of First Quarter Minutes

The 2011 First Quarter Minutes were reviewed, and accepted with one change: a clarification that Mike Bown spoke to Gary Afeld about painting our street signs, and that Mr. Afeld did not bid on the work.

2 President's Report

The retention pond: for this year, we will let the vegetation grow naturally, and see how it develops. We may need to plan for regular weed removal.

We have received several estimates for our landscaping, but all of the estimates were higher than what we are currently paying to BLC Contracted Services.

No crimes have been reported in Woodcreek.

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

The City of McHenry will not be resurfacing any streets this year, and possibly not until 2013.

Street sign repainting: Gary Afeld suggested using Rob Fry, who has created many local signs (for example, the "City of McHenry Welcome You" and the entrance sign at Whispering Oaks). Mr. Fry submitted a bid of \$1920; or \$1608 if the removal and replacement of the signs was done by us.

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

3 Treasurer's Report

As of this meeting, 10 owners have not yet paid their Association dues for 2011. Ed. Floden will enclose "final notice" letters with the May *Promulgator* when it is mailed to those owners. If these owners do not pay their dues by May 31 (the original deadline was March 31), Treasurer Gerry Stueckemann will file liens against their properties.

4 Issues for Discussion

The City of McHenry is not enforcing homeowner association rules, but that's old news.

Noted: currently, the Architectural Committee, which must approve any changes exterior changes, currently consists of Paul Morck and Doug Eschner.

Liens will be placed on properties that are delinquent in their dues, even if the property in question is in foreclosure. If the property is foreclosed, the possessing bank will be liable for the payment of the delinquent dues.

Ted Schweder questioned the responsibility of owners for downed trees. Currently, any owner is expected to remove a downed tree if that tree was growing on their property. Public Works will relocate trees that have fallen on a roadway, placing onto the nearest property; but Public Works will not cut up such a tree for disposal, leaving that work to the affected property owner.

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