

WOODCREEK PROPERTY OWNERS ASSOCIATION

MINUTES OF THE FIRST QUARTER MEETING FOR 2012

The First Quarter 2012 meeting of the Woodcreek Board of Directors was called to order on January 17, 2012 at 7:32 p.m., at Firewood, a restaurant located at 2314 Route 120 in McHenry. Members present were: President Mike Bown, Treasurer Gerry Stueckemann, Secretary Ed. Floden, and Park Commissioner Bill Conley. Also present were Dixie Swanson, Tina and Joel Schneider, and Linda Conley.

Four agenda items were presented to review:

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

1 Review of the Fourth Quarter Minutes

The 2011 Fourth Quarter Minutes were reviewed, and accepted without changes.

2 President's Report

President Mike Bown thanked all of the long-serving officers of the Association.

Tina Schneider endorsed the Property Fraud Alert service that is provided by the McHenry County Recorder's office — the Alert service was mentioned in the November 2011 issue of *The Woodcreek Promulgator* — and gave an example of an alert that she received. Although the alert was false, for the property of an owner with a similar name, it did show that property transactions are being monitored.

Old Business

How should we be responding to violations of the Covenants? We should be more proactive, and employ the services of our lawyer more often. If a member of the Board receives a complaint from a property owner, the Association President should be the person to contact our lawyer. The lawyer will send an official "letter of complaint" to the homeowner who is the subject of the complaint.

The reason for the burglary at the Albanese residence (see the November 2011 issue of *The Woodcreek Promulgator*) was discussed. Speculation was that the perpetrator was familiar with the house, and knew what could be found inside.

Unrelated to that burglary, there was a robbery at Illinois State Bank on January 13, 2012. As of this meeting, a suspect has not been identified.

New Business

Kudos was given to Ed. Floden, for his work on the Association web site; and to Bill and Linda Conley for their work on the common areas.

A suggestion was made that if we are to replace any of the trees in the common areas, we should not use white pines. They are not well-suited to our climate.



The range of the Eastern White Pine (*Pinus strobus*)

The gravel mining by Aggregate Industries (the owners of “Meyer Material”) continues to move closer to our boundaries. When will a berm need to be established at our western end? We have an agreement with Meyer Material for such a berm, and Aggregate should honor that agreement.

The posts which support the entrance sign are rotting. They will be replaced this spring.

Jerry Hawkinson is refurbishing our street signs. He has replaced the original signs with temporary replacements. The original signs will be reinstalled this spring.

The locations for the remaining Association meetings were determined. April 17 at the home of Bill and Linda Conley; July 17 at the home of Gerry and Dick Stueckemann; and October 16 at the home of Dixie and Mike Swanson.

This year, as we have done in the past, we will be teaming with Glacier Ridge for a garage sale weekend to be held in the summer or early fall.

There will be no street resurfacing this year; none will be performed until 2013, according to the City of McHenry.

Nominations for President, Treasurer, and Park Commissioner were made, and an election was held. As expected, Mike Bown continues as President (as long as he is employed in this area), Gerry Stueckemann is our Treasurer, and Bill Conley continues his reign as Park Commissioner.

The offices of Vice President and Secretary will be coming up for election at the end of 2012.

If the Association is dissolved (a subject of many previous discussions), the common areas would become the responsibility of the City of McHenry, transferred to it by deed.

3 Treasurer's Report

For 2012, we expect a shortfall in dues of approximately \$822. However, our assets are over \$20,000 at this time.

What would be the cost to insure Board members against any lawsuits which might be brought by Woodcreek homeowners? (Post-meeting update: the cost is very low. The Treasurer has been ordered to have this coverage added to our current policy.)

The collection of Association dues remains as a problem. A certified letter has been sent, several times, to 6502 Sycamore Court, and has always been returned to us.

A note regarding property liens will be added to the 2012 dues notices and to the newsletter, warning that a lien will be placed if Association dues are not received before the deadline (for 2012, the deadline is March 31).

The estimated budget for 2012 was revised, adding the costs for the replacement of trees and the entrance signposts. The changes were accepted.

4 Issues for Discussion

The next opportunity for changes to the Covenants, Conditions and Restrictions will be 2017. A “countdown to changes” notice will be added to the newsletter and web site.

Noted: the boundary of the gravel pit is very close to the Burning Tree subdivision to our west, much closer than the pit is to our boundary.

The meeting was adjourned at 8:52 p.m.