

WOODCREEK PROPERTY OWNERS ASSOCIATION

MINUTES OF THE THIRD QUARTER MEETING FOR 2012

The Third Quarter 2012 meeting of the Woodcreek Board of Directors was called to order on July 17, 2012 at 7:13 p.m., at the home of Gerry and Dick Stueckemann. Members present were: President Mike Bown, Vice President Jerry Hawkinson, Treasurer Gerry Stueckemann, and Secretary Ed. Floden. Also present were Dixie and Mike Swanson, Bonnie Forner, and Dick Stueckemann.

Four agenda items were presented to review:

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

1 Review of the Second Quarter Minutes

The 2012 Second Quarter Minutes were reviewed, and accepted without changes.

2 President's Report

Old Business

Due to poor service from our present insurance agent, WPOA will be switching to another, local, insurance representative.

Since the last Quarterly Meeting, representatives of WPOA have met with Meyer Material regarding changes to the western berm agreement. We have received a copy of the modified agreement.

The incomplete construction of the berm may affect the flow of water through the Forner and Swanson properties.

Ten trees have been added to the berm agreement; they will be placed near the Dowd property.

Parks. Mulch will be laid at the entrance sign, after the tulips are gone. Ideas for the repair of the entrance sign were made. Jerry Hawkinson reported on his progress in reinstalling the street signs that he has refurbished. Also, the replacement of any trees in the common area will not be done until the berm construction has finished.

New Business

The first meeting of the community advisory panel — suggested by Meyer Material at the Second Quarter 2012 meeting — will be held on July 23 at 5 p.m.

Jerry Hawkinson has finished refurbishing our street signs, and has reinstalled all of them. However, the needed repairs to the entrance sign (not a part of Jerry's responsibilities) have not yet been performed.

There was a drought this year. As of July 17, it's still here.

A suggestion was made for a use of the western common area: offer it for the use of private parties, with its users to be responsible for any clean-up afterwards; and the placement of a deposit for the use of this area, to be refunded when the post-party clean-up is done.

A general lack of interest in neighborhood activities has been noted, again. We do not have any plans to join Glacier Ridge in a community garage sale.

There have been reports of ATVs seen in the western area, but their origin is not known. We are concerned about this trespassing in the coming winter months, particularly with the presence of the new berm. The berm was not built for the use of off-road vehicles; a fence, installed on its far side, is intended to keep people out of the area of the gravel pit.

The ever-ongoing discussion of covenant violations continues. We have noted that the City of McHenry will not enforce our covenants, and we do not seem to have the means to do it ourselves (we do not have any way to impose penalties).

Article V, Section 10 of the CCRs says "No home occupation or profession shall be conducted on any lot", but we have been tolerant of home-based businesses as long as they do not impact the residential atmosphere of Woodcreek. We have noted that there is one owner who apparently has been performing automotive repairs on his property, and another who is selling ATV parts and accessories.

The subject of dead tree removal was raised. Can WPOA make homeowners remove dead trees? No decision was reached.

3 Treasurer's Report

Liens are being placed on properties whose dues are in arrears. There are at least two, and possibly three, properties involved.

Post office box rental has been raised. But Gerry Stueckemann has signed up our email address, wpoa@woodcreekmchenry.org, to receive a notice from the Post Office when mail has been placed in our box.

4 Issues for Discussion

Grass clippings should not be blown into the street, particularly along the eastern end of Ojibwa Lane and Pin Oak Drive. The street sewers in this area drain into the retention pond; and the water flow through the pond will not remove this extra vegetation, causing algae growth and a general murkiness.

The meeting was adjourned at 8:42 p.m.