

WOODCREEK PROPERTY OWNERS ASSOCIATION

MINUTES OF THE FIRST QUARTER MEETING FOR 2013

The First Quarter 2013 meeting of the Woodcreek Board of Directors was called to order on January 15, 2013 at 7:16 p.m., at Firewood, a restaurant located at 2314 Route 120 in McHenry. Members present were: President Mike Bown, Vice President Jerry Hawkinson, Treasurer Gerry Stueckemann, Secretary Ed. Floden, and Parks Commissioner Bill Conley. Also present were Mike and Dixie Swanson, Kevin and Lauraine Sellers, Linda Conley, Howard and Sharon Alm, and Bonnie Forner.

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 2012 Fourth Quarter Minutes were reviewed, and accepted with corrections.

2 President's Report

Old Business

A fine job of repainting the street signs was done by Jerry Hawkinson.

Several Woodcreek owners toured Meyer Material for a view of their operations; and the western berm is complete, although tree planting has not been done (this is scheduled for spring 2013).

We should consider changes to the CCR to include fines for violations. For example, to discourage the on-site parking of recreational vehicles and to encourage off-site storage.

The entrance sign needs repair: the posts are to be replaced, and the sign repainted. Temporary repairs have been made. And a dead tree needs to be removed.

No Woodcreek community activities are currently being planned. Are any homeowners interested in these?

The front page of the Association web site should have a clock, counting down to the time when CCR changes can be made in 2017.

If any member of Woodcreek has items for sale, or other general items of interest, they may ask to be published in the *Woodcreek Promulgator*.

New Business

Quarterly meetings for 2013: April 16 @ the home of Jerry Hawkinson; July 16 at the home of Bill Conley; and October 15 at the home of Mike Bown.

Jerry Hawkinson was re-elected to the post of Vice President; Ed. Floden was re-elected as Secretary.

Genevieve Lynott is the Association's new lawyer. (Her office is at 4901 Elm Street in McHenry; telephone 815.403.6866; glynott@lynottlaw.com). We intend to employ her to deal with complaints about violations of the Declaration of Covenants, Conditions and Restrictions (CCR); related liens and fines; and assistance with revisions and clarifications to the By-laws.

Advice that we received from Kirk Rehberg, lawyer: WPOA can change its bylaws, if those changes are related to the CCR; WPOA can make new bylaws; and WPOA can modify its bylaws, if the changes are not substantial.

3 Treasurer's Report

The question of raising Association dues was raised (again). Should dues be raised to \$80 (one lot) and \$130 (two lots)? No; dues will remain at their current levels, despite a shortfall.

No further liens will be placed on 6107 Ojibwa, to save the cost of administration.

4 Issues for Discussion

We need more input from Woodcreek homeowners. Should we make a survey? If so, should it be done by mail? Email? Door-to-door visits? Possible survey questions: "Are you interested in community activities? What kind?" "Do you want to receive the quarterly newsletter by surface mail or email?"

The WPOA website has a contact form; should we add a second form, just for complaints?

The meeting was adjourned at 9:06 p.m.