

WOODCREEK PROPERTY OWNERS ASSOCIATION

MINUTES OF THE FIRST QUARTER MEETING FOR 2014

The First Quarter 2014 meeting of the Woodcreek Board of Directors was called to order on January 21, 2014 at 7:30 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 Parks Commissioner Bill Conley. Also present were Mike and Dixie Swanson, Dick Stueckemann, Linda Conley, Marianne and Jeff Thibideau, 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 Fourth Quarter 2013 Minutes were reviewed, and accepted.

2 President's Report

Old Business

The entrance sign was repainted and repairs were made.

The Berm. The trees for the berm are now in place; they're white pines. Grass was planted last year, but it didn't take; it wasn't reseeded. The weeds are in good condition. There are still reports of water flow in yards next to the berm: Meyer Material says that the water may be coming from the direction of the Glacier Ridge subdivision; however, Meyer has no plans to construct a berm for Glacier Ridge. Bonnie and Mike Swanson said that they would be asking Meyer about extending the berm.

There was a budget surplus in 2013.

The Woodcreek Promulgator (a.k.a. "the newsletter"): Items for sale, or news of general interest can be published. Any suggestions or contributions for the *Promulgator* should be sent to Ed. Floden.

Dead tree removal is expected to be performed in 2014. There is a dead tree behind the entrance sign at Curran Road; there are three more ash trees, near the Doud and Conley homes, that are questionable; one is definitely dead. Plus, there

are five or six trees in the common areas that need to be removed. Should these removed trees be replaced? We've budgeted \$1400 for tree removal in 2014.

The McHenry Police Department, although it does not officially endorse the Neighborhood Watch, has a community officer, Laura King, who is available for information on Neighborhood Watch-related matters.

The widening of Route 120 and Route 31 (the eastern intersection) will begin in April, and it is expected to be completed by November 14. Avoid that intersection, if possible; there may be only one lane of traffic in either or both directions.

New Business

The annual election of officers resulted in the same non-changes as the election that was held two years ago: Mike Bown remains as President; Gerry Stueckemann as Treasurer; and Bill Conley as Parks Commissioner. Congratulations, everyone!

A reduction in the amount of Association dues was discussed. An agreement was reached, to keep the dues at their current level. Dues had been temporarily raised a few years ago, before being reduced back to their current levels; since then, Association expenditures have fallen overall, and no need was found for a raising of the dues. (For the records: single lots are \$75 per annum; double lots, \$140.)

3 Treasurer's Report

The new budget was accepted. We'll revisit the budget in the middle of the year. For the past four years, our average expenses have been less than our expected payment of dues.

The estimated cost for a new tree (to replace one which has died) is \$100.

Dues collection. Currently, we have liens pending on some properties, but no new liens were filed in 2013. We do not expect payment from the owners of some of these affected properties.

4 Issues for Discussion

More on the possibly of reducing Association dues: if the dues are instead raised (or unchanged) we should invest in neighborhood improvements. With that "extra" money in our coffers, what should we improve? The entrance sign is good for three or four more years, before it will need to be replaced. Should be post more Neighborhood Watch signs, with their associated costs of materials (pole, installation)?

Marianne and Jeff Thibideau reported on a hearing that was scheduled to discuss a variance on property that borders Woodcreek, on Roundup Road. Details of this hearing will be posted on the Association's website, WoodcreekMcHenry.org.

A neighborhood survey was proposed. Few owners have told the Officers of their interests. We want to know what are the opinions of Woodcreek homeowners on the operations of the Woodcreek Property Owners Association; on local activities and services; what changes or additions should be made to the Association website; and what concerns do the homeowners have regarding any changes to the Declarations of Covenants, Conditions and Restrictions, which can be modified in 2017?

Upcoming Quarterly Meetings:

- April 17, 2014 at the home of Gerry Stueckemann, 6630 Hayward Court
- July 15, 2014 at the home of Bill Conley, 6614 Matanuska Trail
- October 21, 2014 at the home of Jerry Hawkinson, 6515 Sycamore Court
- January 20, 2015 (the annual meeting) at Firewood on Route 120

The meeting was adjourned at 9:14 p.m.