

# WOODCREEK PROPERTY OWNERS ASSOCIATION

## MINUTES OF THE THIRD QUARTER MEETING FOR 2014

The Third Quarter 2014 meeting of the Woodcreek Board of Directors was called to order on July 15, 2014 at 7:06 p.m., at the home of Bill and Linda Conley. Members present were: President Mike Bown, Treasurer Gerry Stueckemann, Parks Commissioner Bill Conley and Secretary Ed. Floden. Also present were Dixie Swanson and Linda Conley.

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 Second Quarter 2014 Minutes were reviewed, and accepted without changes.

### 2 President's Report

#### **Old Business**

No arborvitae was installed by BLC, at the entrance to Woodcreek, as weather conditions were not optimal.

Association dues will not be decreased this year: we will be using Association dues to fund the replacement of necessary trees. BLC will replace those trees, and bill the Association.

BLC will continue to cut the grass on the common areas in Woodcreek.

The June edition of *The Woodcreek Promulgator* contained a front-page article on the dumping, by persons unknown, of empty liquor bottles. While no persons were identified as culprits, the Association did receive several letters of concern from Woodcreek owners.

A suggestion was made that Association meetings be held on "neutral territory" such as the McHenry Library, instead of meeting places that rotate among the homes of Association members. Disadvantages of a meeting at the library are the distance to the library; and that the library closes at 9 p.m., when some Association meetings have extended beyond that time. Also, the meetings would need to be scheduled one month in advance; sudden changes in the meeting day may not be possible.

A turkey was seen in Woodcreek.

As always, *The Woodcreek Promulgator* (a.k.a. "the newsletter") will publish items for sale, or news of general interest to the community. Any suggestions or contributions for the *Promulgator* should be sent to Ed. Floden.

Future Association meetings:

- October 21, 2014 at the home of Jerry Hawkinson, 6515 Sycamore Court
- January 20, 2015 (the annual meeting) at Firewood on Route 120

### **New Business**

Bill Conley, the Parks Commissioner, will be resigning his post shortly as he is moving out of the Woodcreek subdivision — although he will be located adjacent to Woodcreek, on Round Up Road. The Association Secretary, Ed. Floden, may also be moving out of the area.

We need a volunteer for — at least — the position of Parks Commissioner. WPOA needs that position filled; and, if the Secretary's position is also vacated, WPOA will not be able to function properly. A possibility exists that WPOA may be dissolved.

We're still trying to determine what we can do to dissuade violators of the Covenants, Conditions and Restrictions (CCR), as our current by-laws do not have any provision for fines or other actions. A "stern letter" from the Association's attorney may be the first step.

Preparation for the 2017 review of the CCR is continuing.

## **3 Treasurer's Report**

Except for one homeowner, all of the Association's members had paid their annual dues by the time of the Third Quarter meeting.

## **4 Issues for Discussion**

Much discussion ensued.

The meeting was adjourned at 8:56 p.m.