

WOODCREEK PROPERTY OWNERS ASSOCIATION

MINUTES OF THE FIRST QUARTER MEETING FOR 2015

The First Quarter 2015 meeting of the Woodcreek Board of Directors was called to order on January 20, 2015 at 7:18 p.m., at Firewood, a restaurant located at 2314 Route 120 in McHenry. Members present were: President Mike Bown, Treasurer Gerry Stueckemann, and Secretary Ed. Floden. Also present were Mike and Dixie Swanson, Howard and Sharon Alm, Tom and Toni Weaver, Bonnie Forner, Don and Kathy Etten, Rick and Terry Johnson, and Jarrett and Brooke Bowdren

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 review of the Fourth Quarter 2014 Minutes was postponed, until the Secretary finds his notes and writes them.

2 President's Report

Old Business

The zoning variance for a property adjoining Woodcreek — on Roundup Road — was reviewed. The outcome appears to be favorable, with little impact on Woodcreek.

The creation of a contract with Ed. Floden was discussed. The contract would cover the costs incurred to retain Ed. as the WPOA webmaster and for the publication of the Association's newsletter, *The Woodcreek Promulgator*. Ed. will submit a contract for the Board's approval.

Crime in the neighborhood: there was a theft on Hayward Court.

With the resignation of Bill Conley, the Parks Commissioner, a new Commissioner was needed. Mike Swanson volunteered, and was elected unanimously. BLC will continue to provide landscaping for WPOA.

A street sign is missing, on the corner of Ojibwa Lane and Matanuska Trail. Jerry Hawkinson will replace this sign in the spring.

The April 21 meeting of the Association will be held at Firewood. We're hoping to attract more attendees. The July 21 meeting will be at the home of Mike and Dixie Swanson.

There are local government elections scheduled for April 7. The races that will affect Woodcreek owners are the alderman for Ward 4, and members of the school district 15 and 156 boards.

New Business

The positions of Secretary and Vice President are up for re-election. Ed. Floden (Secretary) and Jerry Hawkinson (Vice President) were nominated and elected.

The property at 6107 Ojibwa Lane was purchased by a bank at a foreclosure sale on July 14. The property will be up for auction from January 20 through 23.

A new survey of Woodcreek homeowners is needed, to get feedback from the homeowners on the Association's operations; to learn if there is any interest in community activities; and to inform the homeowners to prepare for the 2017 review of the Declaration of Covenants, Conditions, and Restrictions.

3 Treasurer's Report

The budget for 2015 was presented. Despite changes in the allocations, our finances are in excellent shape.

4 Issues for Discussion

The CCRs describe many possible violations, but the means to enforce the CCRs is missing from the document. There are no rules for imposing penalties.

The Architectural Committee, which should comprise three members, is currently down to one person. Volunteers are being sought for the Committee.

The meeting was adjourned at 9:07 p.m.