

WOODCREEK PROPERTY OWNERS ASSOCIATION

MINUTES OF THE FIRST QUARTER MEETING FOR 2018

The First Quarter 2018 meeting of the Woodcreek Board of Directors was called to order on January 16, 2018 at 7:15 p.m., at The Village Squire, a restaurant 4512 West Elm Street in McHenry. Members present were: President Mike Bown, Vice President Jerry Hawkinson, Treasurer Gerry Stueckemann, Secretary Ed. Floden, and Parks Commissioner Mike Swanson. Also present were Dixie Swanson and Bonnie Forner.

Four agenda items were presented to review:

1. Review of the Fourth Quarter 2017 minutes
2. President's Report
3. Treasurer's Report
4. Issues for discussion

1 Review of the Fourth Quarter Minutes

The minutes of the Fourth Quarter 2017 meeting were reviewed and accepted, with corrections.

2 President's Report

Old Business

Renovations at the Kim (formerly Burger) residence has been completed. Those changes had been approved by the Architectural Committee

The voting on the changes to the Covenants and Restrictions has finished. The most contested item was the existence of detached sheds. 69 ballots were sent to Association homeowners, but only 35 were returned.

The regulations regarding sheds, stone siding, and fences were loosened, but they are still constrained.

Covenant Voting Results				
		Yes	No	Approved / Rejected
Article V, Section 3	Location of Structure	30	5	Approved
Article V, Section 5	Temporary Structures	27	8	Approved
Article V, Section 10	Allowance of Home Businesses	29	5	Approved
Article VII, Section 2	Building Materials	29	5	Approved
Article VII, Section 3	Home Business Constraints	29	5	Approved
Article VII, Section 5	Signs	32	3	Approved
Article XI, Section 4	Enforcement	31	4	Approved

New Business

The offices of President, Treasurer, and Parks Commissioner were up for election. Once again, the incumbents have maintained their iron grip on the Association.

3 Treasurer's Report

Items for a possible picnic and the need for recording fees for liens have been added to the budget.

The insurance policy covering our officers, through West Bend Insurance, currently costs \$450 and need to be renewed. However, West Bend does not use agents. A similar policy, obtained through an agency, would cost us about double the current price. We will deal directly with West Bend.

4 Issues for Discussion

The operations of the gravel pit have been of much concern lately. Alderman Scott Curry will keep us up-to-date on the City's negotiations. His messages can be found on the Association's website. Our alderman, Scott Curry, can be contacted at scurry@ci.mchenry.il.us

Lawn maintenance. Bob Frederick will continue maintaining the areas which he currently does. The Association may seek new quotes for the work around the pond, including trimming the weeds on all sides of the pond. The Kims have expressed interest in planting flowers.

Our street signs are showing their age, and need maintenance. Should the Association continue to maintain these signs, or allow the City of McHenry to install their standard signs?

Should the sign at the main entrance to Woodcreek be replaced? Its posts are deteriorating. Also, the solar-powered lights are aging; should they be replaced?

Question: is membership in WPOA mandatory? Answer: yes.

The meeting was adjourned at 8:33 p.m.