

WOODCREEK HOMEOWNERS' ASSOCIATION

General Meeting Minutes for January 13, 2004

February 1, 2004

1. The meeting was opened up by the president at 7:30 pm.
2. The following members of the Board of Directors were present:

President – Nancy Campbell
Vice-President – Cathy Blood
Secretary-Treasurer – Dave Bergman
Member at Large – David Gregg
Member at Large – Joe Thompson

3. The 58 lots represented are listed on the last page.
4. The Secretary-Treasurer read the minutes from the October 21, 2004 meeting. The minutes were moved, seconded, and accepted into the record. He reported a current funds balance of \$1,384.14. If anyone would like to view the financial statements, they are available on the website.

5. OLD BUSINESS:

a. The trees for the North end along 12th Ave. will go in within 30 days. Mr. Adair is having Marcum's plant Bradford Pear trees with 2" trunks. If the association is willing, we can have Marcum's replace the two or three trees that died on the South end at the same time. Hoses and hose reels have been purchased. Volunteers will be needed in the spring to water the trees. Contact the Vice-President about a watering roster.

(OPEN)

b. The Vice-President announced that the results of the survey have been compiled by the Architectural Control Committee (ACC) and they have submitted recommendations to establish a procedure manual/guidelines to help all homeowners with neighborhood concerns, as well as, protecting our property values. She also submitted a mission statement and bylaw amendments for consideration. The ACC for 2004 will consist of Nancy Campbell, Peggy Kittell, David Goodfellow, and Katie Schlatter. The Vice President asked for a motion to discuss changes recommended by the ACC. Changes recommended dealt with issues regarding:

Permanent signs
Storage shed height maximums
Play equipment / tree houses
Rental Properties/Single family dwellings
Pools/garden ponds

Also discussed was the issue of when the homeowners association would set these changes into motion. These items were tabled for further discussion. A motion was

moved, seconded, and approved for the board to seek legal advice before going any further with the ACC's recommendations. (OPEN)

c. The President discussed City Councilman Kevin Hopkins request to discuss the city park. It appears our addition wants the city to improve the park area along the creek and the Creekside Dr homeowners want it left alone. A meeting is scheduled for January 14, 2004 at the city municipal building with the councilman, parks and recreation representatives, and the other homeowners to discuss this issue. (OPEN)

d. The Secretary-Treasurer announced the association's directors and officers policy is still being looked into. (OPEN)

6. NEW BUSINESS:

a. Quarterly meetings for the upcoming year will be held on April 13, 2004; July 13, 2004, October 12, 2004; and January 11, 2005. (CLOSED)

7. ELECTIONS

a. As there was no other business, annual elections for the 2004 Board of Directors were held. As recorded in the October 21, 2003 meeting minutes, this year's board will consist of six (6) positions: President, Vice-president, Secretary-Treasurer, and three (3) Members-at-Large.

b. The President opened the floor up for nominations for each individual position, one-at-a-time. Each nominee accepted their nomination. As only one person was nominated for each of the positions, no voting was required. The following are the 2004 Board of Directors:

President – David Gregg, 1833 Parkridge Dr

Vice-President – Nancy Campbell, 1705 Concord Dr

Secretary-Treasurer – Dave Bergman, 1609 Sumac Dr

Members-at-Large (in alphabetical order)

– Lauren Illston, 1816 Concord Pl

– Katie Schlatter, 1715 Concord Dr

– Joe Thompson, 1221 Sumac Dr

8. The meeting adjourned at approximately 8:55 pm. The next meeting will be on Tuesday, April 13, 2004 @ 7:30 pm in the clubhouse.



David R. Bergman

Secretary-Treasurer

Woodcreek Homeowners' Association

Approved/Disapproved.

Nancy Campbell

Nancy Campbell
President

Woodcreek Homeowners' Association

Lots Represented at General Meeting – January 13, 2004

1600 Briarcreek	1820 Creekside Dr*	1625 Creekside Ln*
1609 Briarcreek*	1821 Creekside Dr*	1628 Creekside Ln*
1625 Briarcreek	1825 Creekside Dr*	1632 Creekside Ln*
1705 Concord Dr	1829 Creekside Dr*	1633 Creekside Ln*
1715 Concord Dr	1833 Creekside Dr*	1636 Creekside Ln*
1718 Concord Dr*	1837 Creekside Dr*	1637 Creekside Ln*
1722 Concord Dr*	1841 Creekside Dr*	1700 Parkridge Dr*
1726 Concord Dr*	1845 Creekside Dr*	1704 Parkridge Dr*
1730 Concord Dr*	1849 Creekside Dr*	1716 Parkridge Dr*
1735 Concord Dr*	1600 Creekside Ln*	1824 Parkridge Dr*
1804 Concord Pl*	1601 Creekside Ln*	1833 Parkridge Dr
1809 Concord Pl*	1604 Creekside Ln*	1804 Parkridge Drive
1813 Concord Pl*	1605 Creekside Ln*	1213 Sumac Dr
1816 Concord Pl	1608 Creekside Ln*	1221 Sumac Dr
1805 Creekside Dr*	1609 Creekside Ln*	1609 Sumac Dr
1809 Creekside Dr*	1612 Creekside Ln*	1716 Sumac Dr*
1812 Creekside Dr*	1613 Creekside Ln*	1724 Sumac Dr
1813 Creekside Dr*	1616 Creekside Ln*	1624 Woodcreek Ct
1816 Creekside Dr*	1617 Creekside Ln*	
1817 Creekside Dr*	1621 Creekside Ln*	

* Denotes Representation by Proxy