

# WOODCREEK HOMEOWNER'S ASSOCIATION, INC.

General Meeting October 17, 2006

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 – Paul Schlatter  
Vice-President – N/A  
Secretary-Treasurer – Madge Chissoe  
Member-at-Large – Matthew Millard  
Member-at-Large – Rhonda VanSickle

3. The 18 lots in good standing represented at this meeting are listed on the last page.
4. No official financial statements were given because of the transition to our CPA doing the record.

### 3. OLD BUSINESS:

a. No action was taken on the recommendations provided by last year's Architectural Control Committee (ACC). Concerned association members able to devote some time are encouraged to get involved. (OPEN)

b. Association common area improvements: Irrigation for both clubhouse and 12<sup>th</sup> street areas, landscaping our traffic circle. We are required to landscape our traffic circle. Plans are to seek bids on irrigation systems for both the clubhouse and the 12<sup>th</sup> Street areas. If we can only afford to do one area this year, the consensus was that 12<sup>th</sup> Street is the more important area to have an irrigation system in. Also, in the future the HOA is looking at the need to replace the fences along 12<sup>th</sup> Street. The brick columns are owned by the HOA and the fences on 12<sup>th</sup> Street are owned 50% by the HOA and 50% by the property owner. (OPEN)

c. City performed a traffic study in October 2005 and presented their findings at the April 2006 Board meeting. Member at Large Larry Campbell, Vice president Neville Koop, and President Paul Schlatter collected signatures in favor of the speed measures (1 traffic circle and 5 speed tables, see map). Response was overwhelming (over 85% of those lots on the list were in favor of the improvements) and traffic circle has been installed, with speed tables coming in the next several weeks. (OPEN)

d. Based on the discussion from last October 2005 meeting of the Secretary-Treasurer's duties, the following motion was made and seconded to update the bylaws. This motion has already been read into the minutes at previous general meetings. All that is needed now is to schedule a vote. This item will remain in the minutes until acted upon, and now because our CPA handles ~90% of the work of what would have been performed

by both the secretary and treasurer, this action shouldn't be needed in the near future.  
(OPEN)

*All references to the combined officer position of Secretary-Treasurer will be changed to reflect separate officer positions of Secretary and Treasurer. The current duties listed in Article VIII, Paragraph B3 for the Secretary-Treasurer will be divided between the Secretary (subparagraphs d and e) and Treasurer (subparagraphs a, b, and c).*

- e. We are working on getting a new lawyer to help with all association matters. (OPEN)
- f. Recent actions by the Association: National Night Out last August 1<sup>st</sup>, Garage Sale July 29<sup>th</sup>. Both events were considered successful. The National Night Out besides being informative, was an excellent opportunity to meet and get better acquainted with neighbors. (OPEN)
- g. At the July Meeting we discussed contracting out hardest part of being president/treasurer/secretary to our current CPA firm who represents Cambridge HOA with over 450 lots (we have 250). Everyone at the meeting agreed this was a good idea. Cost to the association will be \$200-250 per month for this service, and the process of turning it all over to the CPA firm is nearly complete. As of officers only have to organize neighborhood events, mail out meeting notices, keep neighbors informed (like provide information on how to contact city, give address/phone of owners of problem rental houses, etc.). CPA takes care of invoices, financials, taxes, dues collection, bills, etc. (OPEN)

#### 4. NEW BUSINESS:

- a. Round of applause for our neighborhood trash patrol!
- b. New tables/chairs for clubhouse (minimal expense)
- c. Elect a new Vice President? now and discuss elections at the January Meeting.
- d. Discussion on whether it would be possible to "buy back" the final year (2008) of the temporary \$10 dues increase since the HOA is in good financial situation or whether we would collect the 2008 dues at the increased rate and have a larger reserve. Since we do not have actual financial information available at this date due to the change-over to the CPA and do not know the costs of sprinkler systems, we will revisit this at another meeting. (OPEN)



Madge Chissoe  
Secretary-Treasurer  
Woodcreek Homeowner's Association, Inc.

~~Disapproved~~

Paul T. Schlatter

Paul T. Schlatter  
President  
Woodcreek Homeowner's Association, Inc.

<b>Lots Represented at General Meeting – July 18, 2006</b>		
1725 Briarcreek	1600 Hazelwood Dr	1700 Sumac Dr
1338 Concord Ct	1604 Hazelwood Dr	1316 Teakwood Dr
1715 Concord Dr	1612 Hazelwood Dr	1328 Teakwood Dr
1723 Concord Dr	1832 Parkridge Dr	1333 Teakwood Dr.
1809 Concord Pl	1608 Sumac Dr	1424 Teakwood Dr
1849 Creekside Dr	1609 Sumac Dr	1624 Woodcreek Ct