

Woodcreek Homeowner's Association
General Meeting
July 17, 2012

The meeting was called to order by President Joey Webb.

Minutes from the April 17, 2012 meeting were approved as written.

Joey went over the financial report. All items from January through July are accurate. Those listed from August to December are expected costs to be paid. There is approximately \$3600 in unpaid dues at this time. A certified letter regarding payment of dues will go out the end of July. Homeowners will be charged \$12 for the cost of this. After that, if the dues continue to be unpaid, a lien will be filed against the property, and they will be billed \$50 for this. Joey reports that he saved approximately \$1000 this year by keeping the amount of water used for the and front entrance areas down and with lower cost of mowing and edging this year. The HOA spent approximately \$1300 putting shrubs and plants at the front entrance (median).

National Night Out will be August 7th from 6:30 to 9:00 pm. As we have done in the past, there will be inflatables (slide and moonwalk), a fishing pond, etc. There will be hot dogs, lemonade, water and a few snacks available. The police and firemen will be there, and our City Councilman Roger Gallagher will attend.

The HOA is taking 100% ownership of the fences along S.E. 12th in October. In the past, when the fences were owned 50% by the homeowner and 50% by the HOA, we had difficulty getting all homeowners to agree to pay for new fencing at the same time. Joey has started to get quotes from various sources and is looking at the price of vinyl fencing. It is advertised to last for life, but is more costly than the wooden fence.

HOA dues will be increased to \$107 starting in January. The HOA Board has the right to increase dues up to 5% without a vote of the homeowner's and this is less than 5%. The increase is due to the increase cost of utilities, lawncare, etc.

Our next meeting is scheduled for 10/16.

Questions and concerns from homeowners were as follows:

The house at the end of Concord has a tarp over part of the roof. Joey reports that he has contacted the owner many times and nothing has been done. He is looking into taking legal action.

There is a house on the north side of Concord between Creekside and Parkridge that has an ad on his garage door. Joey will contact him about removing the ad.

One house has a roof where the shingles do not match. Joey has contacted the owner and he says that he will be replacing them. He was notified of what the covenant requires for roof shingles.

The question was asked whether the city can put posts with chains between them at the front of the park area on Creekside to discourage people from driving cars and 3-wheeled vehicle's into the park and driving circles or wheelies. Bill Chissoe will check with the city on this.

There are trees in the creek bed. Bill Chissoe will check with the city on whether these need to be removed.

All homeowner's need to be aware that any change to the outside of their home or property needs to be approved in advance by the Architectural Control Committee of the Woodcreek Homeowner's Association.

Respectfully submitted,

Madge Chissoe, Secretary

Lots represented at the meeting:

1849 Creekside Drive
1812 Parkridge Drive
1316 Teakwood Drive
1324 Woodcreek Drive

1816 Concord Place
1848 Parkridge Drive
1424 Teakwood Drive