

**Woodcreek Homeowner's Association**

**General Meeting**

**October 16, 2012**

The meeting was called to order by President Joey Webb.

Minutes from the July 17<sup>th</sup> meeting were approved as written.

Joey went over the current financial report. Costs listed through the end of the year are expected costs to be paid. Joey reminded everyone of our decision to increase dues to \$107.00 (or by 5%). This will begin in 2013. Joey also outlined a late fee schedule for 2013 that he has prepared that will hopefully encourage homeowners to pay dues on time. If they do not, the late fee payment schedule will apply, starting 2013. The late fee schedule for 2013 is as follows:

January 15<sup>th</sup> – Invoices mailed out

March 31<sup>st</sup> – HOA dues due date

April 10<sup>th</sup> – 5% finance charge on total amount due

May 10<sup>th</sup> – 5% finance charge on total amount due

June 10<sup>th</sup> – certified mailing on past due, 5% finance charge on total amount due plus \$15 mailing fee

July 10<sup>th</sup> – 5% finance charge on total amount due

August 10<sup>th</sup> - 5% finance charge on total amount due

September 10<sup>th</sup> - 5% finance charge on total amount due

October 10<sup>th</sup> – Lien fees added to account plus 5% finance charge on total amount due

November 10<sup>th</sup> – 5% finance charge

December 10<sup>th</sup> – 5% finance charge

This late fee schedule will be a part of the paperwork sent to all homeowners at the time of invoices being mailed out January 15<sup>th</sup>. Joey was going to check with Amy regarding if homeowners want to use credit cards instead of checks and how much of a fee there might be associated with such a transaction (to be billed to the homeowner), as offering this might help us with retrieval of dues as some might prefer to pay by credit card.

Joey let everyone know that liens were recently filed on 11 properties within the development totaling \$4,142.46. Hopefully the Woodcreek HOA will be able to recoup these soon.

The HOA will take 100% ownership of fences along S.E. 12<sup>th</sup> Street starting January 1<sup>st</sup>, 2013. (This is a change from the last meeting.) We have previously discussed fencing and the different types and we've looked into including vinyl versus wood. A decision still needs to be made in regard to material. The board hopes to have a separate meeting about fencing in the near future to make such decisions based on cost and length of life of materials.

One homeowner asked about a decal on a garage door on Concord Dr. (in the far east side of the development). The question was regarding whether or not the decal was still in place. It was mentioned that the homeowner in question sent a letter to the HOA stating that the city told them it was now in line with their city ordinances, however, the homeowner should realize that Woodcreek Homeowner's Association has its own guidelines and rules and the decal does not fall within those. A subsequent letter will be sent to this homeowner, also addressing the trash they've had in their front yard and shingles that are often piled up on the side of their house.

It was noted that the two story house at the end of Parkridge that had a roof in need of repair, has finally reshingled their roof. However, the house at the corner of Briarcreek and Woodcreek Drive still has mismatched shingles on their roof which is highly visible and looks bad. Joey stated that he will address this with the attorney and have him send them correspondence regarding this.

Joey stated that there is brick repair work needed on the north side of the entryway near the fencing. He is getting quotes for this work to be done.

Also, the lighting in the front entryway was discussed, and Joey stated he will be working on getting the low voltage lighting at the entryway replaced, as it is in disrepair.

The next meeting is scheduled for January 15<sup>th</sup>, 2013.

**All homeowners 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,

Lots represented at the meeting:

1424 Teakwood	1816 Concord Pl	1820 Concord Pl
1316 Teakwood	1604 Hazelwood	