

Minutes Woodcreek HOA Board Meeting  
February 7, 2012 7:00PM

**In Attendance**

Bob Myers, Ken Bhirdo, Nathan Sheffield, Amy Sims and Mark Drogos

**Old Business**

There was no old business or old minutes to approve.

**New Business**

1. Introduction of new board members Amy Sims (secretary) and Ken Bhirdo (treasurer).
2. Twelve new motions were introduced:

Motion 1: A motion was made that committees be reassigned to board members.

Motion seconded by the Secretary

Discussion: Following discussion the new committee assignments are as follows:

President: Landscaping Committee

Vice President: Social Committee and Web Site Design

Treasurer: Security Committee

Secretary: Architectural Review Committee

Motion 1 passed.

Motion 2: A motion was made to purchase a plaque in recognition of Mike Rogers' service and dedication to the Woodcreek HOA and committee, specifically to recognize his volunteer contributions over the last 12 years.

Motion seconded by the Treasurer

Discussion: The purchase price should be limited to \$40. Other options in addition to or instead of a plaque were discussed including gift cards. The final decision will be made by the Vice President and he will acquire the plaque/gift.

Motion 2 passed.

Motion 3: A motion was made to purchase 3 new wax myrtle trees to fill in gaps at the entrance of the subdivision

Motion seconded by the Vice President.

Discussion: Mark Drogos has bids for wax myrtles and bids for general landscaping services. Bids should be reviewed and discussion continued at March 2012 meeting.

Motion 3 tabled until March 2012.

Motion 4: A motion was made to set the date of the General HOA meeting during April 2012.

Motion seconded by the Secretary.

Discussion: The President would like to discuss the following Item during the general HOA meeting in April 2012: making the HOA calendar and the fiscal calendar the same (both should then be January to December). Mark Drogos will examine the HOA by-laws to determine what kind of a vote is required to do this. Quorum at the meeting by attendance and or absentee votes is required.

Motion 4 tabled until March 2012.

Motion 5: A motion was made to remove all trees from the three retention ponds so that we are in compliance with city codes.

Motion seconded by the Secretary.

Motion 5 tabled until March 2012.

Motion 6: A motion was made to increase the HOA dues from \$20 a month to \$25 a month.

Motion seconded by the Treasurer.

Discussion: The increase is to cover expenses due to delinquent dues and to provide additional funds in case the community becomes responsible for repairs to the retention ponds. Mark Drogos will examine the by-laws to determine if a 25% increase in dues is allowable without a vote from the community at large. If a vote is required, the BOD will decide in the March meeting if they should go for the vote or raise the dues below the amount requiring a general vote.

Motion 6 tabled until March 2012.

Motion 7: A motion was made to have 3 social events within the next calendar year.

Motion Seconded by the Vice President

Discussion: Several board members thought that three social events may be too ambitious so the number of events was reduced to two. Additional discussion was tabled until March 2012.

Motion 7 tabled until March 2012.

Motion 8: A motion was made to post approved minutes on the Woodcreek HOA website.

Motioned seconded by the Vice President

Discussion: All board members were in agreement that this was a great idea.

Motion 8 passed.

Motion 9: A motion was made to add the new Treasurer's (Ken Bhirdo) name to allow access to all bank accounts.

Motion seconded by the Treasurer

Discussion: All board members were in agreement that this was a great idea.

Motion 9 passed.

Motion 10: A motion was made that each committee chair (HOA board member) develop a budget for their respective committee.

Motion 10 seconded by the Secretary.

Motion 10 tabled until March 2012.

Motion 11: A motion was made to begin a community outreach/volunteer initiative to assist neighbors in need.

Motion 11 seconded by the Secretary.

Discussion: The President offered the example of how he's been cutting Emitt Sartor's lawn for the last several years, and how Mr. White paid to mow a neighbor's yard since the neighbor was in a tough financial situation. We have 4 board members and 4 committees. Each committee could generate enthusiasm: block meetings, flyers, best lawn award, best citizenship award, best customer at the veggie stand award, best hiker on the HOA "Red Tailed Hawk Trail" award, best "watching out for your neighbor" award, ice cream social, etc.

Motion 11 tabled until March 2012.

Motion 12: A motion was made to start a newsletter about community activities and opportunities.

Motion 12 seconded by the Treasurer.

Discussion: The President stated that newsletter could be posted on the website to let the community know about different opportunities. The board could collect email addresses for people within the community who were willing to volunteer for different activities and to get suggestions and ideas for additional activities.

Motion 12 was tabled until March 2012.

Meeting was adjourned at 8:05PM.