

WOODCREEK TOWNHOMES ASSOCIATION

BOARD MEETING MINUTES

April 5th 2018

Call to order of April 5th 2018 closed meeting.

Call to order at 6:00 PM by Monte Doan

Other Board Members present:

Barbara Johnson
Lee Jackson
Rex Miller
Marty Pulley

TREASURER'S REPORT:

Review of Past Due Accounts: Effective 4/3/2018

- a. _____ 1821 Three Stars \$1481.50 (up \$124), lien warning 4/6/17, Filed lien 5/4/17, Small Claims Warning 6/1/17; Sent to Winton for small claims 8/3/17; Lee went to court, _____ did not show up, Default judgement awarded 1/4/18.
- b. _____ 1914 Three Stars \$355 (up \$142) Lien Warning Letter 3/1/18; \$210 was paid 4/5/18, look at next month
- c. _____ 322 Timberwind Rd, \$462.00 (up\$154), Lien Warning Letter 02/01/18; File Lien 4/5/18
- d. _____ 1708 Tenbears Rd, \$336.00 (up \$178), Lien Warning Letter 11/2/17, month to review 12/7/17, paying down 1/4/18, paying down 2/1/18; File Lien 4/5/18
- e. _____ 417, 419, 421, 423 Windhill Ave, \$1420 (\$355 x 4 lots; up \$568) Lien Warning Letter 3/1/18; Contact, then send letter 4/5/18
- f. _____ 2113 Three Stars Road, \$572 (up \$286) Lien Warning Letter 4/5/18
- g. _____ 1923 Three Stars Road, \$1487.00 (up \$142), lien warning 9/1/16, Filed lien 10/6/16, Sent to Winton for small claims 11/7/16. Find out from Winton what else can we do? 1/4/18, Winton is filing for small claims 2/1/18; Small claims filed 3/30/18.
- h. _____ 1620 Windhill Ave & 1911 Three Stars Rd, \$568 (up \$284); Lien Warning Letter 4/5/18
- i. _____ 1903 Three Stars, \$525.00 (up \$125) Barbara talk to 3/1/18, again 4/5/18, wait couple months
- j. _____ \$838.68 (down \$409.32), 2 properties past due, Lien warning letter 10/5/17; Filed Liens 11/2/17, no payment; Small claims warning letter 12/7/17, paid one month; Sent to Winton small claims 1/4/18; review next month 4/5/18
- k. _____ 1709 Tenbears, \$1196.00 (up \$228), Lien warning letter 10/5/17; Filed Lien 11/2/17; Small claims warning 12/7/17; Winton small claims 1/4/18
- l. Trina Rose 326 Timberwind Rd \$284 (up 142); Lien Warning Letter 4/5/18
- m. _____ 1615 Tenbears Rd \$364 (up \$182); Lien Warning Letter 4/5/18
- n. _____ 1905 Three Stars Road - \$1690.80 (down \$58), Lien filed 5/13/15. Small Claims Warning Letter to be Mailed 1/7/2016, Lien in place; -small claims warning letter sent 3/4/16, Sent to Winton small claims 6/2/16; ask Winton about garnish wages 12/7/17, looking into options; haven't heard from Winton yet 1/4/18. Winton is filing for small claims 2/1/18.

- o. _____2117 Three Stars Road, \$3491.40 (up \$286), Lien filed-Sent to Winton for small claims 4/12/16, 6 month payment arrangement starting January 2017 (Winton email) approved 11/3/16 Meeting. No payments? Contact Winton 02/02/17, no contact with homeowner. Accelerated small claims case 3/2/17. 3/23/17 email requesting another payment arrangement – 2 months. Denied (5-0) 4/6/17, no activity 5/4/17, Paid \$500.00 6/1/17. No activity 8/3/17-11/2/17, looking into options- last reported Medical; waiting on options 1/4/18, Winton is filing for small claims 2/1/18.**

Note: on items f., j., & k. Winton is looking into possible actions to take on these.

Motion to approve Past Due Accounts: Rex Second: Lee (5 - 0).

Motion to adjourn Closed Meeting: Rex Second: Marty (5 - 0).

CALL TO ORDER OF April 5th 2018 OPEN MEETING

The meeting call to order at 7:00 PM by Monte Doan

Review and approval of March 1st 2018 Board Meeting minutes.

Motion: Lee Second: Monte (5 - 0).

TREASURER`S REPORT:

Review of Financial Reports: Rex Miller

Motion to approve Financial Reports: Monte Second: Lee (5 - 0).

Matters for Woodcreek Board of Directors:

ARCHITECTURAL REPORT: 1705 Ten Bears has concreted front yard. Board to reviewed, asked City of Edmond about this issue >> city said “The Building Department doesn’t regulate flatwork on private property. If it is in the city right of way such as a drive approach or city sidewalk, it would require a permit and inspections.” Discussion: Will send letter asking to camouflage it in some way so is not so noticeable from the street, suggesting a couple ideas - cinder blocks, wood ties, rocks, artificial-turf, plants. Letter sent 1/30/2018. Certified letter sent and was signed for 3/22/18. Monte discussed with homeowner who says he will so one or more of the suggested modifications.

CLUBHOUSE REPORT:

GROUNDS/COMMON AREAS

PARKING COMMITTEE:

Richard Carlson is in process of re-painting curbs.

POOL: Summer 2018 contract was approved

WELCOMING COMMITTEE:

NEIGHBORHOOD WATCH:

OLD BUSINESS:

NEW BUSINESS:

HOMEOWNERS AND GUESTS PRESENT

Recognition of homeowners present - concerns. (Presentations limited two minutes per individual)

Martha Brown, Don Wilton, Sharon Fernandez, Joni Matteson, Patti Doan, Beverly Carter, Jason Nguyen, Bohn Macrory, Beverly Maxwell, Lynn Miller.

Comments: 325 Woodcreek getting work done on slope behind residence; All-Green to do it.

Yards being cut too short, leaves being left under trees by houses.

423 Windhill has lots of wood behind house, can it be removed by ??

Suggest any new homes built, have rules for contractors to go by.

Asked about audit of HOA books, answer 2017 audit is complete, found some missing receipts but all seemed within reasonable expectation.

Some homeowners > why are getting multiple mailings from Neighborhoods Plus?

Can we get some big signs about HOA meetings? Acquired to front & back signs to start next meeting.

Likes ideas for sprinkler repairs & additions.

All Green had switched to hand mowing in certain areas per homeowner request.

Put notice in newsletter about clean up after pets and pool opening party.

Bohn Mscroery requested apology from Monte Doan to previous board for doing audit. Reply by Monte to request for apology to previous board: "I'm sorry you feel that way".

Large raptors are in trees behind homes on Woodcreek Road.

ADJOURNMENT: Motion: Monte Second: Marty (5 - 0)