

WOODCREEK TOWNHOMES ASSOCIATION

BOARD MEETING MINUTES

May 3rd, 2018

Call to order of May 3rd, 2018 closed meeting.

Call to order at 6:05 PM by Monte Doan

Other Board Members present:

Barbara Johnson (present)

Lee Jackson (present)

Rex Miller (absent)

Marty Pulley (absent)

TREASURER`S REPORT:

Review of Past Due Accounts: Effective 4/30/2018

- a. _____, 322 Timberwind Rd, \$462.00 (same as 4/3), Lien Warning Letter 02/01/18; File Lien 4/5/18; small claims warning letter 5/3/18
- b. _____, 1708 Tenbears Rd, \$247 (down \$89), Lien Warning Letter 11/2/17, month to review 12/7/17, paying down 1/4/18, paying down 2/1/18; was up \$142 so File Lien 4/5/18; small claims warning letter 5/3/18
- c. _____, 417, 421 Windhill Ave, \$710 (down \$710) (\$355 x 2 lots vs 4 lots previous month) Lien Warning Letter 3/1/18; Contact, then send letter 4/5/18; file liens 5/3/18
- d. _____, 1923 Three Stars Road, \$1151.40 (down \$335.60), 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; check on agreement 5/3/18
- e. _____, 1903 Three Stars, \$525.00 (same as 4/3) Barbara talk to 3/1/18; Barbara said has paid \$100 lien warning letter 5/3/18
- f. _____, \$1038.68 (up \$200), 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; said review next month 4/5/18; set up payment agreement 4/25/18; follow up 5/3/18
- g. _____, 1709 Tenbears, \$1196.00 (same as 4/3), Lien warning letter 10/5/17; Filed Lien 11/2/17; Small claims warning 12/7/17; Winton small claims 1/4/18; follow up 5/3/18
- h. _____, 1905 Three Stars Road - \$1290.80 (down \$400), 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; follow up 5/3/18
- i. _____, 2117 Three Stars Road, \$3491.40 (same as 4/3), 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; follow up 5/3/18

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

Motion to approve Past Due Accounts: Barbara Second: Lee (3-0).

Motion to adjourn Closed Meeting : Lee Second: Barbara (3-0).

CALL TO ORDER OF May 3rd 2018 OPEN MEETING

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

Review and approval of April 5th 2018 Board Meeting minutes.

Motion: Barbara Second: Monte (3-0).

TREASURER`S REPORT:

Review of Financial Reports: Lee Jackson

Motion to approve Financial Reports: Barbara Second: Lee (3-0).

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 do one or more of the suggested modifications. On 4/23/18 daughter of homeowner sent communication that owner asks to have until May 30, 2018 to stain the concrete as "fix". Told homeowner they need to fix as soon as possible. Giving until May 10 and board will review.

- Architectural committee to review neighborhood and send recommendation letters on needed trimming or work to be done.

CLUBHOUSE REPORT: *Yards and bushes have been worked by All-Green. Gardening committee to plant the area.*

GROUNDS/COMMON AREAS: *Looking into planting ground cover in bare areas.*

PARKING COMMITTEE: *Richard Carlson is in process of re-painting curbs. Making progress a weather allows.*

Parking committee to ramp up activity soon. Discussions in process to deal with rationally.

POOL: *Pool opening party May 26th from 5:00 - 8:30, HOA to provide hamburgers & hot dogs. Attendees to bring side dish or dessert.*

WELCOMING COMMITTEE: *4 welcome baskets were delivered in April*

NEIGHBORHOOD WATCH:

OLD BUSINESS: Erosion study estimates received. One for \$20,000 and one for \$6,840 to provide an estimate for what it will take to fix. This will be a necessary and ongoing process.

Pre and post emergent has been applied.

City will put light pole in front of clubhouse AFTER we pay for it up front.

NEW BUSINESS:

HOMEOWNERS AND GUESTS PRESENT

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

Beverly Maxwell, Don Wilton, Bohn Macrory, Martha Brown, Sharon Fernandez, Joni Matteson, Patti Doan, Kay Davis, Beverly MaCarthy, Peter MaCarthy

On Tenbears a black truck is parking across water main, there is a sinkhole, city needs to come back and fill in after work they did recently.

Bushes hanging out over sidewalks. This is not in the landscaping contract, but will talk to All-Green.

Branches laying around, not being picked up in some cases. Again, will talk to All-Green.

Pine needles and limbs everywhere.

Carpports not blown out.

Put notice in newsletter about pre-emergent being put out.

Want a "dog yard" for dog owners use for their dogs. Asked for a proposal from the homeowner for board review.

Make sure workers paid for doing work in neighborhood are bonded in future.

Low cars have issue at certain intersection, look at removing some dirt for better view.

ADJOURNMENT: Motion: Monte Second: Barbara (3-0)