

**WOODCREEK TOWNHOMES ASSOCIATION**  
**BOARD MEETING MINUTES**  
**March 1<sup>st</sup> 2018**

**Call to order of March 1<sup>st</sup> 2018 closed meeting.**

Call to order at 6:30 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 3/1/2018**

- a. \_\_\_\_\_1926 Three Stars, \$240.00 (down \$38), Kara sending him his ledger 2/1/18**
- b. \_\_\_\_\_1821 Three Stars \$1357.50 (same), 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.**
- c. \_\_\_\_\_1914 Three Stars \$213 (up \$71), Lien Warning Letter 3/1/18**
- d. \_\_\_\_\_322 Timberwind Rd, \$308.00 (same), Lien Warning Letter 02/01/18**
- e. \_\_\_\_\_1708 Tenbears Rd, \$158.00 (same), Lien Warning Letter 11/2/17, month to review 12/7/17, paying down 1/4/18, paying down 2/1/18**
- f. \_\_\_\_\_417, 419, 421, 423 Windhill Ave, \$852 (\$213 x 4 lots), Lien Warning Letter 3/1/18**
- g. \_\_\_\_\_1923 Three Stars Road, \$1345.00 (same), 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.**
- h. \_\_\_\_\_321 Sundance Lane, \$975.00 (same), lien warning 9/1/16, Filed lien 10/6/16, Sent to Winton for small claims 11/7/16, Demand Letter 6/1/17, no answer on demand letter; Small claims warning letter 12/7/17; Sent to Winton to proceed with small claims 1/4/18.**
- i. \_\_\_\_\_1903 Three Stars, \$400.00 (same), Barbara to handle**
- j. \_\_\_\_\_\$1248.00 (same), 3 properties 4 mo. 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**
- k. \_\_\_\_\_1709 Tenbears, \$968.00 (same), Lien warning letter 10/5/17; Filed Lien 11/2/17; Small claims warning 12/7/17; Winton small claims 1/4/18**
- l. \_\_\_\_\_1905 Three Stars Road - \$1748.80 (same), 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.**
- m. \_\_\_\_\_2117 Three Stars Road, \$3205.40 (same), 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 g., l., & m. Winton is looking into possible actions to take on these.**

***Motion to approve Past Due Accounts: Lee J. Second: Marty P. (5 - 0).***

***Motion to adjourn Closed Meeting : Lee J. Second: Barbara J. (5 - 0).***

### **CALL TO ORDER OF March 1<sup>st</sup> 2018 OPEN MEETING**

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

**Review and approval of February 1st 2018 Board Meeting minutes.**

**Motion: *Barbara J. Second: Marty P. (5 - 0).***

### **TREASURER`S REPORT:**

**Review of Financial Reports: *Rex Miller***

***Motion to approve Financial Reports: Lee J. Second: Marty P. (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. No record of receipt, send Registered Letter with required signature with 10 days to respond. 3/1/18

### **CLUBHOUSE REPORT:**

**GROUNDS/Common AREAS:** *Need to repair bridge by Clubhouse. Bid received from Creative Landscapes. Need more bids. Tabled. 3/1/18.*

*All Green comes every Monday; All Green has bid \$1714 to do quick overall cleanup of the areas needing major cleanup.*

### **PARKING COMMITTEE:**

***Bids submitted:***

- 1) Richard Carlson(resident): Sealcoat, stripe and Curbs \$4565, Curbs \$3180 (new bid)***
- 2) D M Payne (independent) Paint stripes in parking lot, including handicap spots and fire lane curb.To be painted within 2 weeks after approval, as weather permits. \$3250***
- 3) Moore Painting: \$9650 Curbs Only.***

**Tabled 12/7/17 Pending more bids. Tabled for more info & bids 1/4/18, tabled again 2/1/18. Accepted bid from Richard Carlson, 3/1/18 Motion to accept: Rex M. Second: Marty P. (5 - 0)**

**POOL:** Summer 2018 contract up for review. Marty P. will talk to Abby and clarify & firm up contract bid.

**WELCOMING COMMITTEE:** Recent new homeowners, Lynn Weldon, Everett & Carolyn Cox. Beverly Maxwell volunteered to be on the Welcoming Committee.

**NEIGHBORHOOD WATCH:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**HOMEOWNERS AND GUESTS PRESENT**

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

**Sharon Fernandez, Pati Doan, Kay Davis, Beverly Maxwell, Martha Brown, Don Wilton, Lynn Miller, Donna Hensley, Bohn Macrory, Rick Carlson, Nguyen Thi Le Hien**

**Issues noted: 1) Questions about ongoing audit of HOA records, asked that audit be completed soon and by next HOA meeting if possible; was stated that audit will be completed soon. 2) Leaves are coming on folks properties from trees they don't own, asked if landscaping crew can remove these leaves; will talk to All Green Lawn service. 3) Asked when the trash dumpster is coming to be available for putting larger items and cleanup of the neighborhood; will be brought in April 10 thru April 30 (Motion by Marty P., 2nd by Lee J (5 - 0). 4) Asked when landscaping company guys will start working; they are already working on some areas. 5) Asked about lighting for steps in front of clubhouse; will discuss with City of Edmond what can get for this. 6) New home at end of Windhill Ave has culvert behind which will become a problem if no grass grows there; will discuss with builder and City of Edmond. 7) Trash is coming over from apartments across street; will discuss with apartment manager.**

**ADJOURNMENT: Motion: Rex M. Second: Marty P. (5 - 0)**