

Woodcreek HOA annual meeting: NOTES
November 2, 2021

Called to order at 8:02pm, Kim called, Dave seconded.

Attendees:

Sanket Sirpotdar
Mark Willis/Martha Willis
Kim Michael
Tom Michael
Chris's iPhone
David Sanders
Don's iPhone
Frances Melendez
Geeta
Nikhil Kothari
Ryan McCabe
Stacie Faber
Sue Duendara
Tony Shackelford
Len and Mary
Rachel Watkins
Sanket Gujarathi

11/15 - Voted for Martha L Willis for President, to replace Kim Michael as of 01/2022

12/17 - Geeta Dhande voted in to replace Ryan McCabe starting 01/2022 as new At Large

Will figure out secretary in the course of further meetings

North Star has offered to do fall cleanups.

Any homeowners desiring help with fall cleanup can be in touch with Scott for this.

- We will post contact info on website and in email summary.

Stacy Faber has concerns with the entrance landscaping/ mulch/ weeds - Board will follow up with Northstar Property Management later.

Neighborhood safety/late night dog-walking:

Request from homeowner to keep lights on until 10 or 11pm.

Financial Summary:

8 homeowners with unpaid dues

Lawn maintenance decreased with new contract.

Snow removal costs decreased.
Water bill is one of the large expenses.
Surplus of 5800 this year because of increase to dues last year.

Electrical repairs:

Accident on Haggerty last winter knocked out power. Insurance covered some of the costs. We also did repairs and revamp of electrical at entrances. Paid \$5200.

Beautifying Entrances:

Planting at entrances was done this year. Free perennial plants from homeowners Molly and Martha.

Dues:

Unpaid dues collected during refinance/sale of homes or via letters request.
Like to avoid bringing lawyer in.
Nikhil K - asked about interest charges and penalties assessed for the delinquent homeowners, concerned about inconsistent application of the bylaws where some homeowners don't get penalized for late payments while others may end up so.

Dave responded: we don't collect fees bc we aren't losing money on interest on our part.
Idea of posting who owes money came up – will discuss later.

Road repair:

Need for filling in potholes, sealing cracks.
Need estimates. No budget yet.
Road repair for entire neighborhood may be needed in Summer 2022, to fill in potholes and seal cracks, and curb repair may be set up with a private company offered to homeowners for group pricing. This will be discussed further.

Drainage:

Question: Who completed the work on the drains? We think it was Wayne county. Wayne is responsible for drains in neighborhood.
Dave: would like an estimate to fix curbing. Individual homeowners responsible for their curbs/aprons.
Kim says Tom started the process with Wayne county to redo the drains last spring and they completed the work a few months ago.

Entrances:

Quotes show it will be \$5000 - \$30000 for entrances repair. One of the companies quoting suggested letting it go for as long as possible and re-doing them in a different material with a smaller scale, so that expense may be on the horizon as well, 2-5 years down the road.
Volunteers for power washing?

Major contracts:

In place for this year- lawn/snow

Snow removal contract

Question on when they plow. Less than 2" only entrances and eyebrow? Or not?

Dave and Martha will clarify with North Star about snow removal contract.

Northstar may be missing cul de sacs near Lilley entrances for plowing. Board to address this with them. Also the contract states only the entrances and the eyebrow - we may need to revisit that as a board.

Holiday Decorations:

Will be put up the weekend or week after Thanksgiving. We will need help!

Please contact the HOA through the website or email to volunteer with help to set up.

Thank you:

Thank you to Ryan McCabe and Kim Michael for their service on the board!

Question from Nikhil K - Process for cutting down a live tree? Discussion happened around it with feedback from Ryan M. and Kim M.

Meeting adjourned at 07:59
