

Meeting: 1<sup>st</sup> Homeowner's Work Group

Time: 2:00pm

Date: 10 October 2009

Attendance: Pat Roberts, Bert Saylor, Della Ford, James Henderson, Joyce Gunby and Caroline Mark

Location: Tournament Dr. – Mr. James Henderson's home

Abbreviations: Wood Creek Home Owners **WCHO**, Work Group **WG**, Home Owners Association **HOA**, General Ledger **GL**

Call to order: 2:20pm

- Introduction of attendee's
- James passed out agenda and compilation of neighborhood issues/resolutions
- Mission of workgroup stated- To work collaboratively as a productive group of proactive homeowners to ensure the success of the neighborhood and the value individual investments.
- Eric Gleason is pushing a meeting with WCHO
  - It was decided we should meet again prior to meeting with PCS
  - Issues need to be investigated by WG so the proof is in ink
  - Eric is not the answer to WCHO problems; Jim Thomason needs to be in attendance.
- Review of Issues/Resolutions list
  - The WG went down the itemize list to find that most of the issues at hand were problems with management of community and presence of the HOA, or lack thereof.
  - Letter's need to be sent to all homeowners and an active interest in the integrity of our neighborhood needs to be valued by all, those who own and those who rent.
  - It was suggested we write the letter, later dismissed as a responsibility of MRI property management.
  - James suggested compiling thoughts and submitting those to Eric- all agreed
- Discussion of moving properties in the neighborhood
  - Many for sale/ for rent signs.
  - Failing economy
  - Issues with build of the home
  - Best floor plan and most for your money in this area- only 1 of 2 golf communities in town
- Discussion of PCS and the multiple LLC's
  - Who is who and who is responsible for what?
  - A decision was made to spilt up the homeowners manual in order to break down the bi-laws and responsibilities of WCHO and PCS and also to investigate the ramifications for breaking the by-laws
    - Front Footage: James Henderson
    - HOA: Pat Roberts and Della Ford
    - Clubhouse and pool: Joyce Gunby

- James suggested investigating what is our property and what is PCS property
    - That is to say, what do our HOA dues pay for and what does PCS pay for
- Caroline Mark requested the General Ledger of WC finances from Eric Gleason and it was emailed to her and then forwarded to James Henderson.
  - James gave the general ledger hard copy to Bert Saylor to review
    - Money: incoming/outgoing
    - What are the accounts
  - James will put Bert Saylor in contact with 3 CPA's to help investigate the GL
  - Della Ford suggested an outside audit of finances.
- James suggested contacting 3 landscaping/lawn care companies to quote what it would cost to maintain WC
  - We need to get the landscaping contract between PCS and the current company so that when we get quotes from companies we are comparing Apples/Apples.
  - Caroline Mark will talk to Eric Catellier to contact Greg Thomas superintendent of landscaping to try and access the contract.
  - James has scheduled a meeting with Jerry from Total Lawn care on Thursday 10/14/09 at 5:30 to meet and discuss issues.
- Discussion of previous HOA contracts with management companies
  - Comanco- previous property management company
  - Della Ford mentioned Comanco runs many HOA's in MD
  - Pat Roberts and Bert Saylor suggest contacting Comanco to understand the relationship that PCS has w/ them.
  - James Henderson suggested getting quotes from other property management companies.
- Wicomico Neighborhood Congress
  - Following meeting at the church and a newspaper article in the Daily Times, Cindy Pilchar contacted Joyce Gunby with regard to the situation in our community.
    - Joyce put Cindy in contact with James.
    - Cindy invited James to the Wicomico Neighborhood Conference (2<sup>nd</sup> annual) at Salisbury University on October 27, 2009 at 6:15pm.
  - Interest from whole group in attending meeting
- Discussion of communication
  - How can our WG communicate with the WCHO to keep them in the know?
    - Facebook?
    - Nixle?
    - Blog?
  - Pat Roberts stated that Lloyd Unsell is willing to set up and conduct a website for the community.
  - Pat and James will speak to Mr. Unsell

- Who lives in our neighborhood?
  - Following the meeting at the Church in August James organized a list of WCHO and their contact information.
  - We need to update the list and verify that the info is correct
  - James has an Excel spreadsheet with WCHO but needs to verify info
- Closing remarks
  - Della Ford stated we need to restore buyer confidence, we are the best advertisement.
  - All agreed that we need to motion to restore the neighborhood integrity.
- Next meeting date decided
  - October 25<sup>th</sup> 2009, James Henderson's home
  - 2:00pm
- Meeting adjourned: 4:21pm