

Woodcreek Townhomes 9/16/2009

Homeowner Discussion

6:35 pm

- #13 – Standing water concerns, Ficus outside her gate is problematic, pool opening? (Susan said we are just waiting to hear from the county.)
- #84 – Pine is raising his sidewalk, would help with funding to have it removed; hears the clubhouse air going on during the night.
- Susan *on special assessments* – we'll have to put the money aside for at least a year period of saving.
- Discussed reserve study and the benefits.
- #11 – #10 is vacant and light doesn't work at all, it's not just the bulb; also she wants to voluntarily clean their patio.
- Norma – sprinklers are hitting her gate and causing it to rust.

Quorum

6:57 pm

Reading of minutes

- Management report:
 - Landscaping – Sprinkler systems; #107 major water leak; part of Longmore isn't even hooked up to the irrigation system, so all of Longmore has basically been redone; controller box on the North end that might go out any time.
 - Got another proposal for trees.
 - Roofs – a few leaks this month; new proposal for cleanings including the tile portion; many of the roofs will need to be replaced.
 - Pool light is not working; suggest putting motion lights outside the pool to deter vandalism.
 - The county was out to check the pool; we are just waiting on the fax of approval.
 - The pool fence needs repair on the south gate; it isn't closing according to the county.

- #65 – sewer line has tree roots that have invaded the line on HOA property causing the sewer to back up into their unit.
- Treasury report (see sheet from David)
- Bid for #55 Roof Repair – Colleen motioned, Dave seconded, all in favor
- Proposal to clean flat roofs and downspouts only – the BOD requested at least 1 possibly 2 more bids.
- Sewer line in front of #65: Reimbursement for video – Motion made by David, seconded by Colleen.
- Plumbing – getting another bid.
- Tree trimming status – waiting to look over the bids a bit more.

Meeting adjourned at 7:45 pm
Executive Session

7:48 pm

- Chad Crawford Unit 10
 - o Discussion of delinquency.
- John Carlson Unit 23
- Maria Vitulli Unit 28
- Matthew and Engeliau Bobier Unit 50
- Gary Delin Unit 54
- Karnes Unit 102
 - o Foreclosed
- Tree trimming – Motion will be made on the tree trimming and removing

Executive adjourned at 8:05 pm