

**WOODARD'S CRESTLAKE HOMEOWNER'S ASSOCIATION  
BOARD MEETING  
June 13, 2007 @ 7:00 p.m.  
St. Joseph Municipal Building**

Meeting called to order at 7:05 p.m. by Rick Edwards.

**ATTENDANCE:**

<b>BOARD MEMBER</b>		<b>PRESENT</b>	<b>ABSENT</b>
Jim Page		X	
Angie Foster		X	
Sandi Schopp		X	
Jaime Kofoot		X	
Jim Brock		X	
Cindy Ferry		X	
Steve Quick		X	
Phyllis Williams		X	
Rick Edwards		X	
<b>GUESTS</b>			
Kent Sonders	Maggie Anderson		
Michelle Guido	Mike Anderson		
Amy Blaisdal			
Elmer Nicklas			

- \* Motion to adopt Minutes of the Homeowners' Meeting of 5/31/07
  - Motion made by Cindy Ferry
  - Seconded by Phyllis Williams
  - Motion Carried
  
- \* Motion to adopt Minutes of 5/31/07 Board Meeting with one revision – add the words “not to exceed” when referring to State Farm Insurance Coverage
  - Motion made by Sandi Schopp
  - Seconded by Cindy Ferry
  - Motion Carried
  
- \* Review of Treasurer's Report
  - Motion to cash 2 CDs with expiration dates in July and deposit into checking account
    - Motion made by Rick Edwards
    - Seconded by Jaime Kofoot

- Motion Carried
- Decision made that any checks under \$1,000.00 would require one signature and all checks over \$1,000.00 would require two signatures.
- Insurance is in effect as of June 2, 2007 with One Million Dollar policy limit.
- Sandi Schopp to obtain by July 12 Board Meeting quote from Clifton Gunderson to handle the following:
  - Postage, mailing of annual dues letters, mailing of reminder letter of annual dues, realtor calls, closing calls, taxes, etc.
- \* Review of Secretary's Report
  - Association was incorporated as of June 5, 2007
  - Complaint was served on Association regarding Foreclosure
  - Motion to take no legal action on foreclosure suit due to attorney's fees vs. Association dues owed by Defendant
    - Motion made by Rick Edwards
    - Seconded by Cindy Ferry
    - Motion Carried
- \* All complaints should be directed to Board members and all complaints given to Board members should be directed to President, Jim Page.
- \* Motion to accept By-Laws as written and handed out at 6/13/07 Board Meeting
  - Motion made by Phyllis Williams
  - Seconded by Rick Edwards
  - Motion Carried
- \* Association Restrictions will be finalized at the July 12 meeting for inclusion in the July mailing for annual dues.
- \* Jim Page to contact attorney, Francis Jahn, to find out if we can amend the Covenants and Restrictions to include all 8 phases for uniformity.
- \* Jim Page signed a Contract with HDC to get survey of common areas for a cost of \$150.00.
- \* Decision was made that Jaime Kofoot should order a corporate seal for the Association, per the By-Laws.
- \* Mike Anderson gave a presentation on the proposed web page.
  - Anticipated cost of \$34.99 per year for web host and \$9.00 per year to register domain name

- \$40.00 one-time fee for extra e-mail space
- Web page = [www.crestlake.org](http://www.crestlake.org)
  
- Motion for Mike Anderson to continue web page development and electronic communications committee; Rick Edwards to be on the committee; web page to be posted; and, funds approved for the set-up and maintenance of web page as well as purchase of Adobe program.
  - Motion made by Jim Page
  - Seconded by Steve Quick
  - Motion Carried
  
- \* Motion to get phone service through Champaign Telephone Company and pay an annual fee of \$240.00.
  - Motion made by Jaime Kofoot
  - Seconded by Rick Edwards
  - Motion Carried
  
- \* Assessments were discussed at length.
  
- \* Motion was made that a nice reminder letter be sent out to all persons with unpaid 2006 association dues; persons with sporadic unpaid dues prior to 2006 would be dealt with at individual real estate closings; and, that Jim Page would contact all “refusals to pay”.
  - Motion made by Jaime Kofoot
  - Seconded by Sandi Schopp
  - Motion Carried
  
- \* Motion for Treasurer to work with accountants to send out assessments in a timely manner with the first due date being 30 days from the date of the first letter, then a 60 day reminder, and, anyone unpaid thereafter to be referred to the Board for further action.
  - Motion made by Jim Page
  - Seconded by Rick Edwards
  - Motion Carried
  
- \* Decision for Phyllis Williams to contact individuals to volunteer for Pond Committee and to elect a Chair to report at July 12 Board Meeting.
  
- \* Decision that an Architectural Committee is still necessary and this issue will be discussed at July 12 Board Meeting.
  
- \* Motion to adjourn.
  - Motion made by Jim Page
  - Seconded by Jim Brock
  - Motion Carried