

Woodard's Crestlake Homeowners' Association

Special Meeting

May 31, 2007 – 7:00 PM
St. Joseph Middle School

Introduction

- Spokesperson – Jim Page
- Reorganization Committee:
 - Ernest Monk
 - Angela Page
 - Rhonda Littlefield
 - Sandi Schopp
 - Tom Boaz
 - Phyllis Williams
 - Rick Edwards
 - Herschel Reveal
 - Jamie Kofoot
 - David Fritz

In the last few years, the Homeowners' Association has basically fallen apart. Only two guys were soldiering on – Dave Fritz and Cody Evans. Our thanks go to them for keeping the torch lit – but a lot needs to be done to bring the Association back up to where it needs to be to protect and benefit the neighborhood.

History

- How did we get here?
 - The Homeowners' Association was started in the late 90's when the subdivision was first created.
 - When each of you closed on your house, the deed work has Restrictions and Covenants attached to them which legally created the Woodard's Crestlake Homeowners' Association.
 - The Association owns 6 common areas, retention ponds and easements.
 - ⊗ The Association does NOT plow snow or maintain the parkways in front of the house – that is the job of the Village.
 - ⊗ The Association DOES maintain and insure the common areas and enforce the restrictions & covenants.
 - ⊗ The Association should work with the Village regarding quality of life, infrastructure and other issues of mutual interest.
 - ⊗ We cannot give the common areas away to the Village.
 - The Association was incorporated as a non-profit corporation until 2000 when it was dissolved by the State for failure to file annual reports.
 - Cody Evans and Dave Fritz were the last Board members and officers to exist from the most recent version of the Association – they paid bills and kept it alive.
 - In March, Rhonda Littlefield sent out notices to everyone about an Association meeting on April 19th.
 - At that meeting, volunteers were sought to try to reorganize the Association – and the 10 folks I already identified were the ones who stayed after the meeting and started the process.
 - This group has met three times since, spent hundreds of dollars of their own money and quite a bit of their time, trying to get the organization up and running. They have:
 - ⊗ met with an attorney & obtained bids from accountants
 - ⊗ sent out mailings
 - ⊗ collected all the old documents and gathered existing financial reports
 - ⊗ re-established a mailing address
 - ⊗ obtained copies of deeds – tax records, and property assessments
 - ⊗ worked to get a more accurate insurance policy

- We met with an attorney who has neighborhood association experience and asked for the best procedure for reorganizing the Association given the present legal situation we find out selves in. This meeting and the mailings you all received are a result of his suggestions.

Legal issues

- There are 360 lots in 8 phases of the subdivision. The Association exists - whether we want it to or not.
- We have no protection for lawsuits – we are woefully underinsured and the corporation no longer exists. If a lawsuit occurs – for example a drowning in a pond – we would all be liable for the judgment.
- This group of volunteers has no legal authority to execute anything. At this point we are trying to get our arms around what needs to be done.
- We need your help to lawfully reorganize the Association.
- The attorney recommended the letter/survey that you got and this meeting.
- ***What We Need You To Do - A Board of Directors needs to be elected by this group. Once elected the Board will:***
 - adopt by-laws - select Officers
 - adopts any rules and policies that are necessary to operate
 - file Articles of Incorporation with the State
 - obtain insurance

Ponds

- The Retention Ponds are our first and largest priority as an Association
- First of all – so that we know which ponds we are talking about, we named them – see the map.
- The retention ponds are for storm runoff and drainage
- They need to be maintained so they do not become swamps
- They are available to any Association member for recreation fishing, picnicking, walking, jogging, etc.
- Residents who border the lakes get a nice view but it comes with an increased flooding potential as well
- they need constant care due to erosion and runoff
- the first two ponds – Park and Grand – were built with sidewalks, benches, nice rip rap, etc.
- The last 4 – Magnolia – Hawthorne (2) and Glover – were not.
- In fact, they need significant work at this point already.

Assessment

- The Association has the authority to collect Association assessments. The assessment is presently \$120 and has been for several years.
- Given that there are 360 properties in Crestlake and IF everyone paid, the Association would collect \$43,200 annually.
- The costs that the Association has in the first year are estimated at \$66,500. There are leftover funds from previous years that will get us by,,,,, however, there will not be enough at \$120 to cover all the expected costs.
- We want to hear your input on raising the rate to \$150 per year – an additional \$2.50 per month. That will raise \$54,000 – much closer to what we need each year.

Board of Directors

- The Board of Directors consists of 7 members.
- Are there volunteers? Can we get nominations from the floor?

Committees

- We want to get volunteers to sit on committees:
 - Membership
 - Web & Communications
 - Social
 - Pond and common Areas

One last historical issue – Ralph Woodard There is some animosity out there about Mr. Woodard. He is, at the least, controversial. Believe me, we have struggled with that issue from the beginning. BUT THAT IS A DISCUSSION FOR A DIFFERENT DAY. I would ask that any Ralph Woodard questions and issues be set aside for the time being so that we can concentrate on what WE need to get done to protect ourselves.