

**WOODARD'S CRESTLAKE HOMEOWNER'S ASSOCIATION  
BOARD MEETING  
October 11, 2007 @ 7:00 p.m.  
St. Joseph Municipal Building**

Meeting called to order at 7:00 p.m.

**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>			
Mike Anderson	Dave Schopp	Jan Daily	
Elmer Nicklas	Angela Page		

- \* Motion to adopt Minutes of the Homeowners' Meeting of 9/13/07.
  - Motion made by Phyllis Williams
  - Seconded by Sandi Schopp
  - Motion Carried
  
- \* Review of Secretary's Report
  
- \* Review of Treasurer's Report
  - Sandi will work with McGladrey on establishing year round work for collection of dues, maintenance of homeowner's list, closing letters and taxes.
  
- \* Motion to accept Treasurer's Report.
  - Motion made by Jim Page
  - Seconded by Jim Brock
  - Motion Carried
  
- \* Social Committee: Jan Daily talked about what all the Social Committee has done for the Halloween parade and gathering. Fliers were made to pass out in the neighborhood and at the bus stops. The website also has information on it talking about the event.
  
- \* Architectural Committee: A new volunteer for the committee will be introduced next meeting.

- \* Jim Page discussed his meeting with the Association's attorney.
  - Enforcement of non-payment of dues after the 3<sup>rd</sup> collection letter has been sent.
    - Lawyer is doing research on the fees that we can recover if a case goes to court.
  - Discussed the pond situation vs. the City.
    - Jim Brock is going to the City Board meeting to talk about the ponds on the 1<sup>st</sup> Tuesday in November. He will report back at the next meeting.
- \* Jim Page reviewed the 4 year budget plan. There are revisions currently being made and he will review it at the November meeting.
- \* Pond Committee:
  - An estimate has been received from Marine Biologist of the aeration and chemical treatments of Magnolia Pond. The pond will need 3 treatments and aqua shade as well as bubbler aeration. The estimate for that was \$2895/year. The estimate for the electricity to run the bubbler was around \$317/year. Jim Page will get bids on running electricity for the bubbler. A decision on this has been delayed until Spring.
  - The Pond Committee has not yet made a decision on who will be doing the work on the Glover and Hawthorne Ponds. Estimates were received from 3 contractors but will be asked to resubmit based on the specs by an Engineer that Jim Page has retained. The resubmitted bids will all be done to the same specifications to ensure that all the bids are equal in nature.
  - Pending development of specs by the Engineer and rebids by contractors to those specs, the Board will approve up to \$35,000.00 to the Pond Committee for the work to be done.
- \* Motion for approval of \$35,000.00 to allow Pond Committee to get the above-referenced work completed.
  - Motion made by Jim Page
  - Seconded by Rick EdwardsMotion Carried
- \* Getting letter from insurance agent on the violations of commons areas (i.e. trampolines, swings, etc.).
- \* Next meeting set for November 8, 2007 at 7:00 p.m. at the St. Joseph Municipal Building.
- \* Motion to adjourn at 8:20 p.m.
  - Motion made by Jim Brock
  - Seconded by Rick Edwards
  - Motion Carried