

HOA Annual Meeting Minutes —February 25, 2020

Georgeann Hiebert -

Landscaping Update

2019 accomplishments - New lighting, new electrical, updated front entrance project driven by road construction project on Main Street. Reshaped our sprinkler beds and added new irrigation and controller to front beds.

2020 goals - wanting to finish out landscaping in front beds and at the back beds there are landscaping needs due to the sprinkler system failing. Wanting to add a boulder to back entrance to deter trucks from running over the sprinkler system.

Hoping to have a work day in the spring (TBA)

- Maintenance on the playground
- Staining the bear tree
- Other projects.

There are cards on the table for Cody Wright, our landscaping service, but please contact Georgeann with any questions regarding landscaping.

Kevin Iorns-

Security

- Security cameras added at both entrances during 2019, and at the pool house and in the pool. There have already been several issues where we have had good quality video to help with security.
- Once we got security cameras in, we realized that we didn't have good lighting to be able to capture tags, so lighting has been added to entrances.
- There are now pool timers on the lights at the pool
- On security, JPD has done extra patrols and it seems to have also helped with the speeding issues that we were having.

Preston Hale-

Budget Update

- 2020 Budget (See WoodCreek Villas HOA Budget 2020 link)
- Projected surplus is to replace wall along main street project - estimated cost will be around \$20,000
- Will the mowing be the same schedule? Yes.
- Two budgeted items: back sprinkler system (\$10,000) and front landscaping (\$1500) is included in the budget for this year, but will be removed from the budget for next year - 2021.

Kyle Westfall –

Future Project – Stucco Exterior Wall

Will take the project in phases. The first phase will be the South wall, and then the West wall. Lowest estimate is \$25,000, but we are pursuing all options to get price down. We are saving toward that project.

Suggestion to do vegetation like Chimney Hills instead of Stucco? Will do further research.

Gary Isabel –

Widening of Elwood:

- City is already in process of widening 111th (coming in 2021-2022). Once the improvements are done, they are going to create a deceleration lane for Phillips 66 trucks.
- Going to straighten Elwood and get rid of the S curve in front of the filling station.
- Tulsa is going to expand 91st street in front of the school to three lanes so there is a turning lane for school and to make way for through traffic.

Bond Item:

- Upcoming bond election – for street improvements. Elm street widening. Main street improvements from Mazzio's to the railroad tracks. There are also three engineering projects from elm to river district.
- Looking at making a road from 106th to make it go to the river to give a back entry to the shopping center.
- To expand South entrance into the city. Have to do street improvements.
- Engineering of Elwood expansion from 9st to 81st
- Elm street widening will include lights and sidewalks

WCV Neighborhood Roads:

- Our streets are in pretty good shape, so there are no plans to address the roads at this time.

Speed bumps:

- Requires a majority vote of 65%, and then the city would maintain them afterwards, but the neighborhood would be responsible for the cost of the speed bumps.
- Or paint cross walk lines and get signs between park and soccer field – this would be provided by the city. Gary Isabel is going to request it.

- Looking into curb compliance by the pool to get crosswalk and signs there as well (question is on the reserve side across from the pool because there isn't access to that sidewalk).

Questions:

Daily monitoring of pool, what is involved with that?

Bathrooms cleaned daily, 4 pool chemical level checks a day as required by health department, daily pool deck cleaning, general maintenance during summer months.

Question about rental properties and the cleaning of yards and flower beds that are severely overgrown – referred to Kyle and HOA will send a letter and address concerns.

Thank you to everyone who attended the HOA meeting. We are so thankful to have such amazing neighbors and look forward to seeing everyone at the various social events throughout the year (more info coming), the clean up day coming in late April or early May, at the pool, or just out for a walk.

Sincerely,
Your HOA Board