

# Whiskey Creek Condo Association Board Meeting

## June 1st 2011 via GoTo Meeting

Members present:

Kevin Bishop, Tim Snyder, Jim Krupinski, Harry Bourke, Jeff Armstrong, Chuck Colpitts, Melissa Reister

Pre meeting discussion:

Chuck Colpitts requested on behalf of his brother, lot #?, the approval to remove a large tree (over 5" in diameter) that is causing a safety hazard on his lot. Kevin explained that this is one of the issues we need to address, the members not making their request to the board. He also mentioned that he wanted to put in a shed. Kevin stated that no request to the board is necessary for buildings under 12'X16', but permits with the county are still required.

Kevin Bishop called the meeting to order at 9:10

Since this is a "new" board, there really is no old business to address.

Treasury Position:

Kevin pointed out the by-laws tell us that we need to appoint a treasure. Jim Krupinski stepped forward to take the treasury position. Jim presented his qualifications for handling the position as he ran his own business including the accounting in the past. Discussion on using a CPA to do the treasure position; Harry presented a need to use a CPA/management company to handle our past dues, put liens and file suits. The thought is that agent would be the "bad guy" and not one of the members. All are in favor of Jim taking the position. Tim made a motion for Jim to take the treasury position and utilize a CPA at year end to review the books. The motion was passed. Kevin talked to Rick about transferring the accounting and funds over to the new treasure. Rick has turned everything but \$10,000 over to the auditors. He will continue to pay the bills that come to him. Then when his last check clears, he will write a check for what is left in his account to the Association to deposit back onto our account. The intent is to establish an account in the association name and not an individual's name.

Jim will research a bank to use that he can access in Livonia as well as having access in the Creek area, possibly using the 5/3<sup>rd</sup> or PNC bank. Jim will also investigate what accounting software the association will use.

Ongoing Maintenance:

Currently the bath house is disgusting and we need to come up with a plan for cleaning. Also mowing the grass needs to be addressed. Harry reported that Kurt presented a bid for \$125 per mowing. It was decided, \$125 was too much. Jim reminded us to pull the committees together to address these issues. Kevin will post a notice on the bath house looking for volunteers for our committees. Tim and Jeff will post a notice to the web recruiting member participation in our committees. Kevin will look for a shelving unit to place in the bath house to store cleaning supplies on. Jeff

suggested that if the supplies are easily accessible, the members may be more willing to keep the place clean. Kevin motioned to have the association pay for any parts that are necessary to repair the leaking sinks. Tim mentioned that we need to be mindful of the need to use qualified and licensed people for jobs that present health and safety issues to the membership. Chuck will get with Mike Komer and they will work towards repairing the leaking sink traps in both bathrooms. Tim mentioned the roof on the well house is rotten. Ray Barrett has a lock on the well house and we need to get a lock and get Ray back his lock back. Tim also mentioned the pump is not supplying the proper amount of air to the water system. These are issues for the committee to investigate.

Kevin will chair up the ponds committee. Harry will chair the roads committee. We decided to recruit members to do the mowing as its cost prohibitive at this time to contract it out in the 2011 budget. We will only mow near the pavilion and beach area and not the entire grassy area across the street.

#### Board member Terms:

We need to establish the classes for the board members. Two members will be members of the 1 year class and two members for the two year class while three members will belong to the three year class. Kevin expressed the need to maintain the stability of the board by keeping the President, Treasurer and Secretary, which were the top three vote getters, as the members of the three year class. The second class was tweaked a bit because Jeff was unsure of his ability to commit for two years. Melissa and Harry will be the second class serving two years and Chuck and Jeff will be in the first class serving a one year term. The terms will expire at the membership meeting at or near Memorial Day weekend. Ballots will go out with the membership dues in January.

Melissa was appointed as the Alternate recording Secretary. Harry, Jeff and Chuck will all serve as Vice Presidents that will be available to sit in on any of the committee meetings in place of the President. These positions were agreed on by all.

Jim brought up Bill Grimms and the snow plowing contract. Harry will contact Grimms as he is the road committee guy. Jimmy will provide contact information.

Larry Spicer has requested that we deal with a tree that is posing a problem. Also Tom Ray is concerned the road is on his property and he wants this issue addressed. Kevin and Harry will investigate these issues.

Tim suggested that we start with the board nominees as a starting place to recruit them for committees involvement.

Next meeting date set for June 15<sup>th</sup> at 9:00 PM

Meeting adjourned at 10:27

Respectfully submitted

*Timothy R Snyder*

Recording Secretary W.C.C.A.