

Creekwood Crossing Subdivision Meeting Minutes from 3-18-2014

The meeting started with Sue Steinkraus (Board President and acting Treasurer) giving an update on the finances for the subdivision:

2013 EXPENSES

<u>Insurance</u>	<u>Pilgrim Church meeting fee</u>	<u>Landscaping</u>	<u>Legal Expenses</u>	<u>Office Supplies and postage</u>	<u>Website Maintenance</u>	<u>WE-energies</u>	<u>Wisconsin Lake and Pond LLC</u>	
\$2,703.00	\$50.00	\$9,862.92	\$2,345.22	\$267.68	\$340.04	\$3,453.00	\$16,411.49	\$ 35,433.35

2013 CASH INTAKE

<u>Dues Collected</u>	<u>Interest Income</u>							
\$ 35,830.57	\$ 39.26							
							TOTAL	\$ 35,869.83
							NET INTAKE	\$ 436.48

as of December 31,
2013

ASSETS

Checking account	\$6,929.45
Money Market account	\$22,078.40
Total	\$29,007.85

LIABILITIES

The association has no debts other than current payables to the vendors listed in the Expenses section.

Sue noted the 2014 budgeted amount for maintenance of the stormwater retention ponds is \$11,000.00. This work is done by Wisconsin Lake & Pond Resource, LLC.

Sue stated that about half of the households in our subdivision had paid their annual dues as of the meeting date. (Update as of July 6, 2014: all but 18 households have paid their dues. Past Due Notices were mailed on July 7th).

Al Blau, Landscaping and Ponds Officer, explained the terms of our contract with Total Lawn Care Inc. for lawn mowing and landscaping maintenance at the entrance to our subdivision.

Al went over the terms for the annual Wisconsin Lake and Pond contract. Al discussed lighting repairs needed this year. Quotes were obtained from Wisconsin Lake and Pond LLC and Pieper Electric, and Wis Lake and Pond's quote was chosen.

Troy Wagner, Compliance Officer, discussed common violations of our Deed Restrictions and the specific violations which were addressed in the past year. There were two specific cases recently involving outbuildings. No outbuildings are allowed in subdivision. In one case a pool house that had been erected was taken down voluntarily by the homeowner. The other case is a playhouse which the homeowner refuses to take down. The Schroeder Group law firm has been hired and legal remedies will be pursued. If the case goes all the way to litigation, the potential legal bill could be up to \$30,000.

There were some questions on the rules regarding above ground pools. No above ground pools are permitted, either temporary or permanent.

Sixteen homeowners attended the meeting.

Homeowners with questions about the finances or Deed Restrictions on Creekwood Crossing are invited to contact Sue Steinkraus at sos-org@wi.rr.com or Troy Wagner at tcwagner@wi.rr.com

These minutes will also be posted on our website: creekwoodxing.com
Brad Nasgovitz, Secretary