

## **Whiskey Creek Civic Association Board Meeting**

April 13, 2016

President Bernie Lamach opened the meeting at 7 p.m. Board members present were: Karen Tice, Dean Brown, Kate Gooderham, Paul Matter, Joyce Alexander, Ron Frazer and Jeanne McCafferty. Absent and excused was Dennis Rodgers.

Bernie welcomed all and spoke of our speaker's, Bob Oxnard, involvement as a realtor, a past member of WCCA and a major person involved in the establishment of the PRIDE group which helped maintain home yards during periods of bankruptcy and problem times.

Bob Oxnard's topic was "IS THIS THE RIGHT TIME TO BUY A HOME?"

He said that housing is one of three necessities: Food-Clothing-Shelter. Home ownership builds equity and provides security. He stated the reasons why people buy houses as well as the reasons not to buy a home and what the alternatives are to buying a house. Real estate Rule #1 is Location, Location, Location. Rule #2 is buying the cheapest home in the best neighborhood you can afford. Bob explained all the reasons Whiskey Creek is such a desirable location, offering a large variety of home styles and prices. True/fair market value can be obtained by appraisals, current market analysis, realtors. It's a good time to buy a home if you are buying and selling, if you need or want a place to live and we don't have another significant bust. No, it is not if you are betting prices or selection will be better later, and no, if you have a place to live that saves more than you will save later. Home buying is the largest financial decision most people ever make. Cash or financing options should be looked into. Bob also explained the REALTORS Code of Ethics, established in 1913 states "Whatsoever you would that others should do to you, do ye even so to them", 2016 - "Do for others as you would have them do for you" Through his talk, one can sense the pride Bob has in his profession. Questions and answers followed.

Bernie thanked Bob and asked if anyone had questions or concerns to bring up at this time. An owner expressed concern for walkers in the Reynard Drive area: perhaps a speed bump or reflectors? Bernie will check with the county. Other concerns were bicyclists going through stop signs and a lack of cooperation by an owner leaving yard waste on side of road (not conforming to rules for disposal). An owner asked about organizing cooperative lawn service among neighborhoods (Eric Eason).

### **Officer's Report**

Karen Tice read the Profit and Loss Statement dated March 9, 2016 through April 12, 2016. Total income was \$2,842.91. Total expense was \$1,608.74 leaving a net income of \$1,234.17. No motion to accept was made at this time as the Treasurer's Report will

be placed on file subject to audit. A copy of the profit and loss statement is on file with the minutes.

### **Secretary's Report**

Jeanne McCafferty stated that the minutes of the March meeting were emailed to Board Members There were no exceptions, comments or corrections made. Kate moved to accept the minutes as emailed. It was seconded by Dean. All were in favor and the motion passed.

### **Committee Reports**

#### **Deed Restriction**

In Dennis's absence, Bernie stated that the Board recently approved funds for advice from Becker & Poliakoff, a firm involved in maintaining the legal end of things for Condo and Home Owner Associations and such. They are very involved in the conduct of the MARTA Law. We are going through that mechanism with legal help to see if we can author either a revision to the MARTA Act or at least a judicial ruling that says that we can conduct business as we have in times past. As an association, we are continuing to say that we are a deed restricted community. More on this later.

#### **News Distribution**

There was no report from Larry.

#### **Yard Committee**

Gordon had one problem. A lady from the Villas contacted him regarding the beautiful garden that her husband has started. She wanted to nominate his garden for Yard of the Month. Since Condos and Villas have lawn service, they were excluded from the Yard program. It was discussed. Gordon will take a picture and present it to Joyce and Brenda to decide if it is worth it. If not, maybe give a memorable mention. A consensus of the Board agreed to have Gordon make that decision.

#### **Membership Report**

Jeanne read the March report submitted by Ted Gault. As of March 31, 2016, a total of 525 families had joined or renewed their membership in the Association for the year 2016. This total included 17 families enrolled for the first time. A total of \$14,005.00 has been received, including \$13,925.00 in dues and \$80.00 for the sale of WC license plates.

Karen stated that as of April 1<sup>st</sup>, she assumed the duties of WCCA membership. She praised Ted for his 15 years of service and the 1570 perfectly correct addresses. She will be getting up to speed on the Lotus 123 and Excel programs with the help of Phil Guido. He is facilitating a data merge between MLS and Excel. They are also planning an online payment option. Karen will also be working with Dave Wallace to obtain change of ownership information. She asks that we let her know if we notice sale by owner signs. She has implemented the post office's Intelligent Mail Small Business Tool which eliminates the \$220 annual charge for our mailing permit. She also opened a second checking account for depositing dues to eliminate the \$.50 per item charge for more than 220 items deposited per month. January and February have historically cost us about \$80. Her goals are: increased accuracy, time efficiency and cost containment. Let her know if you have any suggestions.

Karen made a motion to give Ted a Certificate of Appreciation. It was seconded by Paul. All were in favor and passed. Bernie will arrange for the certificate.

### **MSTBU**

Bernie explained about the two different colored tapes on some of the trees in the median. One color denotes the trees to be removed and another color are for the trees to be trimmed. They are still in the process of getting estimates for tree removal. There are plans to replace those trees. MSTBU's annual budget meeting will be held on Thursday the 14<sup>th</sup> at 2 p.m. Bernie praised Larry and Pam Geiger for the beautiful job they have done replacing the plantings at both entrances.

### **Old Business**

None

### **New Business**

Kate Gooderham told attendees that the May meeting will be a Board Planning Meeting, not an open public meeting. She asked if the Board could start at 6 p.m. with some kind of food so that we could get our work done by 8 p.m. The earlier time and bringing in food was discussed. Kate will email us more details.

Bernie said that he noticed a length of canal going from Reynard north into Tanglewood that now has a nice easement of the west side that is being mowed by the county about every 2-3 months. He thought it would make a nice trail for walkers/bikers. The county has no problem with it being used by pedestrians and no problem if we were to mow it once a month. The MSTBU contractor informed us it would cost about \$25 a month to maintain. Bernie would like to make it a linear park/trail. Would the WCCA reimburse MSTBU for the monthly \$25..? Kate moved that WCCA reimburse MSTBU for the expense. All were in favor and the motion passed.

Bernie has received complaints of a residence with green/bad pool water. The residence has been somewhat neglected. The County Code Enforcement has cited the owner but with no response. Our Sheriff's patrol has done a wellness visit but owner did not answer the door. The Sheriff's office did visit resident and suggested the problem be corrected. The Fire department is not able to help. There is no action on our part; however, Bernie will contact Elder & Family Services.

Kate made a motion to adjourn at 8:45 p.m. All were in favor and motion passed.

Respectfully submitted,  
Jeanne McCafferty, Secretary