

**Whiskey Creek Civic Association Board Meeting  
February 8 2012**

The annual meeting of the Whiskey Creek Civic Association was called to order by President Bernie Lamach at 7:05PM. Board members present were: Susan Blacketer, Bob Oxnard, Rita McNeil, Larry Geiger, David Wallace, William Miller and Jeanne McCafferty. Absent and excused was Michele Bennett.

Bernie welcomed the members and touched on several items on the agenda to be discussed tonight as well as the election of officers.

**Secretary**

Jeanne explained that she had added a paragraph regarding the Nomination Committee and sent the minutes to Board members by email for addition/omission. Larry made a motion to accept the minutes as emailed. William seconded the motion. All were in favor and the motion passed.

**Treasurer's Report**

Susan stated that receipt of membership dues was right on target. Total receipt from 1/1/12 to today (2/8/12) was \$12,630.00. Our liability insurance is due for renewal on 2/16/12. Bernie explained the need for liability insurance to protect the ASSN in the event of injury on the various small tracts of land owned by WCCA. The motion to accept the insurance bid and renew the policy was made and seconded. All were in favor and the motion passed. The Annual Report will be filed by Susan once the new officers are appointed. Bernie will be helping with the tax filing. This report is on file with the minutes.

**Deed Restriction**

No report was submitted at this time.

**Membership**

Edwin Gault announced that 526 families, of which 13 families were enrolled for the first time, have renewed their membership in WCCA. Since 12/1/11, \$13,185.00 has been paid in dues for this year and \$48.00 for the sale of WC license plates.

**Nomination Committee**

Bob explained that the Board consists of 9 members. Up for reelection are Bernie Lamach, William Miller and Jeanne McCafferty. As there were no nominations from the floor, nominations were closed. Motion was made and seconded to accept Bernie, William and Jeanne for a three year term. All were in favor and motion passed.

## **President's comments**

Bernie announced that Michele has submitted her letter of resignation to the Board. It was with deep regret that the Board accepted her resignation. Michele has been an asset to the Board with her participation in so many endeavors particularly her help with deed restriction problems. A commendation was suggested.

## **New Business**

For the benefit of many of the attending members, Bernie reviewed the process that the Board has taken regarding updating the language and simplifying the deed restrictions. "Protective Covenants" are needed to help maintain the integrity of Whiskey Creek. We need to summarize them into one document of Whiskey Creek's 910 single family homes. The condos and townhouses have their own deed restrictions.

The Board discussed: 1) following Tanglewood's example with possibly only acquiring a portion of owners agreeing to the documents: 2) Revision may make attachment to deed difficult; 3) would buyers view the deed restrictions as valuable or not? 4) would the change be any better than what we have now? ; 5) we need to learn more what other restrictive communities have done. Board will meet to discuss further. David volunteered to draw up a short draft of the condensed deed restrictions.

Membership's comments: they would like involvement in summarizing documents; asked to have Carl Schnurbush from MSTU speak at a meeting; asked about nearby home invasions. With no other business, Larry made a motion to adjourn at 8:28PM. William seconded the motion and all were in favor. Motion passed.

**Respectfully Submitted,**  
Jeanne McCafferty  
Secretary