Woodland Creek – Annual Neighborhood Meeting
April 22, 2014

- There were 4 homes represented from the Copper Leaf Neighborhood
- There were 4 homes represented from the White Oak Neighborhood
- There was 1 home represented from the Crescent Lodge Neighborhood
- There were 1 homes represented from the Challis Neighborhood

Charles Saliba called the meeting to order at 5:30 pm and introduced himself and Erin Hansen, Mr. Farrior's assistant. Mr. Saliba introduced the remaining Board Members who were not present but listed on the agenda.

Mr. Saliba explained the purpose of this meeting and the role of the Homeowner's Association was to take care of the clubhouse, pool, entrances and other common areas. Mr. Saliba recognized that there are now 264 members as of December 31, 2013.

The members were encouraged to exercise their rights in contacting the proper authorities in an effort to reduce unlawful activity.

2013 Financial statement and 2014 budget were reviewed.

GENERAL DISCUSSION

- Mr. Saliba stated that we were not raising dues this year.
- Neighborhood representatives were asked to remain in their position as Neighborhood Representative and all agreed. Anna Kate Bowen volunteered to be the Crescent Lodge Neighborhood representative since the previous representative moved away. Jeff Dickey agreed to be the White Oak Neighborhood representative.
- Mr. Mitchell asked about the pool issues and cost of the contamination issues.
- Mr. Saliba explained that the 3 wells in located in the neighborhood are used for irrigation and not an option for the pool.
- Mary Gregory asked what could be done to keep the drains from clogging because it seemed to take some time to drain after the last couple of storms. Mr. Saliba explained how the drains work and what the receding time frame for a heavy rain should be. If after a couple of days the water is still an issue the county can be called.
- Frank Mitchell asked about the drainage issue at the fence on Silver Bell Way. Mr. Saliba has someone looking into it. He also explained that we are getting ready to extend Crescent Lodge in the next 30 days. Teddy Barrera asked if we would make sure when they start construction, would they please move past his house so as not to block the driveway.
- Several homeowners asked about the Beaver in the creek. Mr. Saliba said that the county has been called to come and trap the beaver. It is illegal to do anything else.

- Several homeowners asked about the lot that was cleared and why. Mr. Saliba explained that our understanding is that the land owner decided to cut the trees before Pike Road passes an ordinance where the land owner would be charged for each tree cut down. Mr. Saliba also explained there is a 30 ft beautification easement along Lodge Drive.
- All homeowners discussed the pool having lifeguards during the summer. Some of the questions that were asked:

    - What happens to the lifeguard expense if we don't have one?
    - Would insurance cover attorney if tragedy/drowning did occur and Woodland Creek was sued?
    - Can additional insurance be purchased to cover if no lifeguards are found?
    - Can they have a neighborhood vote to determine if lifeguards are wanted?
    - If no lifeguard is present, who is called if behavior gets out of line?
    - Would hours still be restricted if there were no lifeguard? Current hours were discussed.

    Mr. Saliba explained that he is looking to hire 2-3 lifeguards to work for the summer.
- Several homeowners asked about the security guard duties and requirements. Mr. Saliba explained that his hours are 10 pm – 6 am and he has to swipe his card to check in every hour. There were concerns over how much riding around the guard is doing. Mr. Saliba said he would have a discussion with the security company to make sure they understood what was needed. He also explained that the company we use is one of the few in the area that allow the guard to carry a weapon. Anna Kate Bowen asked if having a camera at the entrance was a possibility. A gate at the entrance was also discussed.

Meeting was adjourned at 6:22 pm