



CREEKSIDE CROSSING MEETING MINUTES

Virtual Meeting

August 31, 2021 – 6:30 p.m.

Board Meeting Agenda

Attendees: Board of Directors: President - Mike Urbanczyk, Vice President - Brian Skuja, Director - James Walker, Treasurer – Marie De Sousa Leite, Secretary – Carrie White, Foster Premier Property Manager: Sharon Gomez.

17 Residents attended virtually.

A virtual meeting was called to order at 6:35 p.m. by Mike.

Approval of the Minutes –

- June 23, 2021 – Motion by Marie to approve as presented, 2nd by James. Motion carries.

Financial Report – July 2021

- Operating Account - \$148,890.25
- Duplex Reserves - \$3,592.69
- HOA Reserves – MM \$166,844.28

Motion by Marie to approve the financial report as presented, 2nd by Carrie. Motion carries.

Old Business

New Business

K&R – Landscape Walk –Marie reviewed with the board the portions of the landscape proposal previously approved by the board at the meeting on June 23 and those deferred for further discussion. The removal of 18 trees on the Round About by Budget and tree replacement by K&R is the only portion of the proposal requiring approval. There was strong support for the removal of the 18 trees this fall and including tree replacement costs in the 2022 budget. Motion to approve by Marie, 2nd by Brian. **Motion carries.**

Round About Trees

- ✚ K&R Tree Removals/Replacements
- ✚ Budget Tree Removals

Motion by Brian to use Budget Tree Removal to remove of all trees in surrounding fingers at the Indian Rd roundabout, with the plan to replant in the fall of 2022. 2nd by Marie. Motion carries.

K&R Additional Maintenance Area – Motion by James to approve the additional maintenance of the area behind Portage Ct that backs up to Drauden Rd as a result of the home building expansion, 2nd by Marie. **Motion carries.**

Duplex Fence Survey – The survey results from the 86 duplex units were discussed. The proposed amendment would allow for aluminum style fences, same as single family homes in addition to the cedar fences. Only 46 responses were received, with 42 voting in favor and 4 voting against. Though a majority was not reached, there was sufficient interest in moving forward with the amendment. Motion made by James, 2nd by Carrie. The attorney will

prepare an amendment including the proxy for voting. Once the amendment language is approved by the board it will be mailed out to all residents.

Duplex – K&R Additional

1. Post Crabgrass Treatment – \$632
2. Turf Aeration - \$3,612
3. Turf Overseeding - \$3,152

Marie advised that the duplex committee met to discuss the request for additional items to be added to Duplex Maintenance for 2021. Marie motion to approve the Post Crabgrass treatment and the Turf Aeration, James 2nd the motion. **Motion carries.** Funds to be taken from duplex additional budgeted line item.

Solar Panels – Rules & Regulations - Motion to approve solar panel rules and regulations was made by Brian, 2nd by Carrie. Motion carries. Before submitting an application for solar panels, homeowner's review of requirements is necessary. Guidelines must be followed.

Architectural Applications

- a) 16005 Longcommon Ln – Garage Service Door/Basketball – Approved
- b) 16005 Longcommon Ln – Concrete Patio - Approved
- c) 15526 Indian Boundary – Cedar Fence – Approved
- d) 15849 Brookshore Dr – Brick Patio/Lighting – Approved
- e) 15737 Brookshore Dr – Paver Patio – Approved
- f) 15701 Brookshore Dr – Aluminum Fence
- g) 16018 Longcommon Ln – Paver Patio – Approved
- h) 25309 Portage Ct - Concrete Patio/Hot Tub/Pergola – Approved
- i) 15700 Cove Circle – Border Fence – Approved
- j) 15708 Cove Circle – 4' Black Aluminum Fence - Denied
- k) 15701 Portage Ln – Landscape & Pavers – Approved
- l) 15729 Brookshore Dr – Tree Replacement – Approved
- m) 15729 Brookshore Dr – Landscape Trees – Approved
- n) 15543 Indian Boundary Rd – Hot Tub/Landscape/lattice – Approved
- o) 15721 Brookshore Dr – Aluminum Fence – Approved
- p) 15845 Brookshore Dr – Fire Pit/Landscape – Approved
- q) 15725 Brookshore Dr – Video Doorbell/Cameras – Approved
- r) 25236 Parkside Dr – Tree – Approved
- s) 15712 Brookshore Dr – Pool & Pavers – Approved
- t) 15715 Portage Ln – Service Walk w/garbage pad – Denied
- u) 15715 Portage Ln – Service Walk – Approved
- v) 15625 Brookshore Dr – Paver Deck – Pool – Approved
- w) 15737 Brookshore Dr – Seating Area - Approved
- x) 25120 Island Dr – Covered Porch – Approved
- y) 15725 Brookshore Dr – Concrete Patio – Approved
- z) 15725 Brookshore Dr – Asphalt Drive Addition - Approved
- aa) 15725 Brookshore Dr – Basketball Equipment – Approved
- bb) 15725 Brookshore Dr – Trampoline - Approved

Motion by Mike to approve or deny applications as reviewed by the committee and presented to the board, as indicated.

Committee Updates

- 1) Duplex Committee – The duplex committee met on August 30 to discuss proposals for post crabgrass spot treatment, turf aeration and overseeding this fall. Since turf was overseeded last year, only crabgrass application and turf aeration will be done this fall.
- 2) ADJOURNMENT – Motion by Mike to adjourn the meeting at 7:39 p.m. as there was no further business, 2nd by Marie & Brian. **Motion carries.**