

**THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**July 15, 2019**

**Members Attending:** Chris Gaughan, Pat Dorsey, Clair Weaver, Dan Fields and Rachael Bowman.

**Members Absent:** Emily Hackleman, Karen Kohr, Jennifer Lamoreux and Scot Feeman.

**Other Attendees:** Representing Horst –Nancy Miller

**Call to Order**

- Pat Dorsey called the meeting to order at 6:30 PM.

**Meeting Minutes**

- The June meeting minutes were reviewed. Pat made a motion to approve the minutes. Rachael seconded the motion. All were in favor. Minutes approved. They will be posted to the website.

**Financial Report**

- The June financials were distributed via email. There is a positive variance overall, mostly in landscaping due to a delay the village center project and the property taxes being budgeted in May, but not due until July. Rachael made a motion to accept the financials. Clair seconded. Motion carried unanimously.
- Nancy Miller reviewed the late fees. Homeowners more than 30 days behind on paying assessments will not have access to the pool until the assessment is paid to the Association. Anyone who has not paid the July assessment is asked to do so immediately.

**List of Capital Improvement Projects** - The Board discussed the following list of Capital Improvement Projects and their approximate costs.

- Splash Pad - does not work - cost to upgrade and replace pumps is \$12,000 estimated. The Board discussed closing the Splash Pad for the rest of the season and will consider alternative uses for the space before making a final decision.
- Resurface Tennis and Basketball courts - a couple years ago, a homeowner put together a comparison price list for work needed to be done on the Tennis and basketball Courts. The Board asked Nancy to follow up with those three vendors and obtain current pricing for the work before making a decision.
- Storm drain on Cross Creek Court - Clair Weaver obtained two quotes from excavators recommended by the Township to correct the issues with the storm drain. Chris made a motion to accept the bid from SLH Excavating in the amount of \$11,120. Dan seconded the motion. All were in favor. Nancy will execute the contract on behalf of the Board and Clair Weaver will schedule the work.
- Sink Hole on Meadowood Circle - Clair Weaver obtained two quotes from excavators recommended by the Township to remediate the sink hole. Chris made a motion to accept the bid from P. G. Martin in the amount of \$5,320. Dan Seconded the motion. All were in favor. Nancy will execute the contract and Clair will schedule the work.
- Tree Replacement - The Landscape Committee determined which trees have an immediate need to be removed, stumps ground and replaced with different varieties at a cost totaling \$6,636. Pat made a motion to approve the plan. Chris seconded the

motion. All were in favor. Nancy will execute the contracts and Clair will schedule the work.

- New Roof/Gutters on Village Center - \$10,000 - \$15,000 estimated. Nancy has reached out to several roofing contractors to obtain quotes; however, most roofers are very busy at this time of year and are declining the work. Nancy will continue to try to locate roofers to give us pricing.

### **Pool and Splash Pad**

- Unpaid Guest fees - Homeowners are reminded that guest fees are due when you sign them in. Exact change is needed. Please do not pay with coins.
- The Splash pad will be closed the rest of the season and has been placed on the Capital Improvement list. The Board will continue to discuss it during the off season.
- Power Washing Concrete - Nancy presented a quote for \$291.50 from Power Play Inc., to clean the concrete areas out the back door along the building. Chris motioned to accept the bid. Dan seconded the motion. All were in favor. Nancy will execute the contract and schedule the work to be done. Once a date is scheduled, Nancy will post it on Facebook.
- Pool Furniture - A couple of the pool recliners are broken. As there are funds budgeted for pool furniture, Pat will order replacements to match the existing recliners.
- We are looking for a new pool company to do the closing this year.

### **Maintenance - Village Center**

- There have been some maintenance issues with the Village Center. The Board authorized Nancy to set up a meeting with a Home Improvement Company out of Lancaster and get quotes to correct the maintenance issues as well as an ongoing preventative maintenance contract/service plan moving forward.
- Clair Weaver repaired the condensation line from the HVAC system and redirected it to outside the building. This seems to have taken care of the moisture problem.
- Clair Weaver cleaned the gutters of the Village Center. The Board thanked Clair for all of his help and hard work. Moving forward, gutter cleaning will be budgeted on an annual basis.

### **Architectural Control Committee Report**

- There is only one open request to paint shutters and front door a different color.
- Homeowners are reminded that an Architectural or Landscape request form must be submitted for any exterior changes and written permission from the Association must be obtained before any changes are made to the exterior of the property. Request forms are available on the website at [www.thevillagesofcreekside.com](http://www.thevillagesofcreekside.com) under "forms."

### **Lawn and Landscaping**

- Juniper at Basketball Court - Clair presented a quote for \$465 to the Board to remove and stump grind 3 Junipers that block the sun and create slippery conditions on the Basketball Court. Pat motioned to accept the proposal. Chris seconded the motion. All were in favor. Nancy will execute the contract and Clair will schedule the work.
- Clair is going to get pricing to add mulch to the playground area.
- Soil Samples analysis was reviewed by the Board. Shodan has recommended that we add lime to the fertilization schedule. Shodan verbally quoted a range of \$200-900 to Clair. Nancy will ask Shodan for a formal quote.

- Elevating branches of trees on Creekside Drive (Phase I & II) - Chris motioned to have Climb High do this on a time and Material basis to avoid Township fines. Dan seconded the motion. All were in favor. Clair will contact Climb High to schedule the work.
- Clair asked the Board to start thinking about renewing the Landscaping contract for next year.
- Buffer/Meadow
  - Riparian Rangers, Penn State and Chesapeake Alliance meeting on 6/25 - tabled until Karen is in attendance
  - Damage to trees - Integrity will replace damaged trees. We will provide a list of trees damaged
  - Seeding where invasive weeds were sprayed - Fall is the best time to seed

#### **Publicity Committee Report**

- Nothing new to report

#### **Social Committee**

- The date of the Summer Picnic is August 11, 2019. Rachael Bowman will create a Facebook event for the picnic. Nancy will send out an email blast.

#### **Neighborhood Watch**

- Nothing new to report.

#### **Welcoming Committee**

- Nothing new to report.

#### **Nominating Committee**

- Nothing new to report.

#### **Management Report**

- Waste Industries Price increase - The Board discussed the advantages and disadvantages of negotiating a commercial contract for the community. Chris would like to consult with Scot as to what the governing documents provide for. In the meantime, Nancy will solicit pricing from multiple companies.

#### **Any Other Business**

- Parcel of Land owned by Oaklea Corp. – tabled until next meeting

The meeting was adjourned at 8:10 PM.

#### **Next Meeting Date**

- Board Meeting - Monday, August 19, 2019 at 6:30 PM at the Village Center

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R. Scot Feeman, President

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Nancy Miller, HPM