

# Minutes of the Meeting of the Board of Directors of the Creekside Crossing Homeowners Association

November 14<sup>th</sup>, 2013

- 6:38 PM The meeting was called to order by Board President Mike Martin. Board members present were Mike Martin and Bill O'Connor, of the board, and Krissy Jenks of Foster Premier. Additionally, Mike Urbanczyk and Jon Sykora had provided proxies.
- 6:32 PM Mike Martin announced that Evelyn Richard has resigned her position with the Board.
- 6:33 Mike Martin read the minutes from the September 19<sup>th</sup> meeting
- 6:35 Minutes from the September 19<sup>th</sup> meeting were unanimously approved
- 6:36 PM Financial report read. President Mike Martin stated there was \$38,396 in the operating account and \$24,444 in the reserve account. This is \$10,000 more than last year. Accounts receivable are down to \$55,997 which includes \$4,814 in prepaid assessments.
- 6:38 PM Don Cernok was appointed to the Duplex Committee. No vote was necessary.
- 6:40 PM President Martin stated there would be a slight increase in dues for the following year. Most of the increase is due brush cutting and maintaining the ponds. Also, the pond at the Southwest corner of Drauden and Renwick cannot be mowed and must be burnt off per village requirements. Krissy Jenks will find someone to do the burn off. The new association payments are \$26.25 a month for the single family homes and \$62.50 per month for the duplex homes. A question was posed from the floor as to why the legal fees line item in the budget was doubled from the previous year. Mike Martin stated more money was required due to the extra monies spent on legal and collection fees in an attempted to reclaim dues that were not being paid.
- 6:50 A motion to approve the budget was made by Bill O'Connor and seconded by Mike Martin. Motion carried.
- 6:50 PM Mike Martin reiterated Evelyn has left the board. If anyone is interested filling her position they should contact Krissy Jenks.
- 6:51 PM A settlement has been presented to the board from Lennar. The settlement is asking for in excess of \$70,000 and that the board indemnify Lennar from any future liability. The settlement statement was confusing and by its own admission may or may not have had all the data necessary. The board may have to acquire an independent reserve study as well as have an independent CPA review the figures to verify Lennar totals. Our attorney wrote an opinion stating we should get a reserve study. The 1<sup>st</sup> bid for a reserve study was \$5,000.

- 6:55 PM Cornerstone is planning on constructing a group home on Indian Boundary Rd. It was stated due to ADA and FHA the board, as an entity, was unable to object to a group home as long as its construction meets the specifications set forth in the covenants. There is a special use hearing at the village on Tuesday November 19<sup>th</sup>. Residents should attend to voice their concerns directly to the village.
- 7:35 PM A motion to adjourn was made by Mike Martin and seconded by Bill O'Connor. Motion carried and the meeting was adjourned.