

**THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**January 20, 2020**

**Members Attending:** Scot Feeman, Karen Kohr, Clair Weaver, Dan Fields, Rachael Bowman and Emily Hackleman.

**Members Absent:** Pat Dorsey, Chris Gaughan, and Jennifer Lamoreux.

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

**Call to Order**

- Scott Feeman called the meeting to order at 6:36 PM.

**Meeting Minutes**

- The November meeting minutes were reviewed. There were no minutes for December as no meeting was held. Clair made a motion to approve the November minutes. Rachael seconded the motion. All were in favor. Minutes approved. They will be posted to the website.

**Financial Report**

- The November and December financials were distributed via email. There was a positive variance overall to end 2019. Dan made a motion to accept the financials. Karen seconded. Motion carried unanimously.
- Santander Account - Horst does not have access to the Santander account. Scot will close out the account and merge the funds with the Mutual of Omaha Account so that Horst can pay the bills for the capital improvement projects.
- Nancy Miller reviewed the late fees. There are 14 homeowners who have not paid their January assessments and are asked to do so immediately. The Board strongly recommends auto draft (EFT) for all homeowners. Please contact Horst for more information. There are 9 homeowners with a balance of \$10. Horst will reach out to these homeowners and remind them of the \$10 increase for 2020.

**Pool and Splash Pad**

- Splash Pad - The Board will continue to discuss the Splash Pad at subsequent meetings.

**Maintenance - Village Center**

- Winterizing Village Center - The Village center has been winterized and will re-open on Monday, April 6, 2020.
- Village Center Roof Replacement - This has been scheduled for the week of 2/10/20.
- Resurfacing Project - The tennis and basketball courts are scheduled to be resurfaced in the Spring before the annual meeting.
- Wall of Basketball Court - it was noted that the wall at the basketball court needs repair. This is a cosmetic issue and not structural, therefore it will be addressed in the spring.

**Architectural Control Committee Report**

- Nothing new to report

### **Lawn and Landscaping**

- 2020 Contract - The Landscape Committee collected 2 bids for a three-year contract spanning 2020-2022. Scot made a motion to accept the proposal from Penn Turf. Karen seconded the motion. All were in favor. Nancy will ask Penn Turf to prepare a contract.
- Tree Work RFP - The Landscape committee is revising the RFP, making it a one-year contract and plans to collect bids in the spring, when it is more evident as to which trees are dead.
- Playground mulching - Karen obtained quotes for mulch on the playground. Karen made a motion to accept the quote from Penn Turf. Rachael seconded the motion. All were in favor. This work will be performed in the spring.
- There is a possible sink hole on Meadowood. The committee will mark it off and have it addressed in the spring.

### **Publicity Committee Report**

- Nothing New to report.

### **Social Committee**

- Easter Egg Hunt - Racheal to select a date.
- Yard sale - Saturday, May 16, 2020 8:00 am - ? Rain or Shine.

### **Neighborhood Watch**

- Graffiti under the bridge. Board members and homeowners have been calling the police when they observe people under the bridge. Scot will follow up with the police chief and ask him to increase patrols.

### **Welcoming Committee**

- Nancy sent a list of new homeowners to the committee.

### **Nominating Committee**

- Nancy will look up expiring Board terms and start the nomination process.

### **Management Report**

- Trash Service Survey results - Nancy reviewed the results of the surveys with the Board.
- Trash Service Quotes - Nancy has obtained 2 quotes for communitywide trash/recycling services. Emily provided a list of approved trash haulers in Lebanon County from the GLRA website. Nancy will reach out to the remaining providers on that list and ask them for pricing.

### **Any Other Business**

- Parcel of Land owned by Oaklea Corp. – Scot shared that we will most likely have to get a court order. He will continue to give updates at subsequent meetings.

The meeting was adjourned at 7:15 PM.

### **Next Meeting Date**

- Board Meeting - Monday, February 17, 2020, 6:30 PM. Location TBD.

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R. Scot Feeman, President

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Nancy Miller, HPM