

CREEKSIDE HOA BOARD MEETING MINUTES

June 21, 2021, via Zoom

Members Attending: Rachael Bowman, Clair Weaver, Karen Kohr, Kevin Kohr, Emily Hackleman, Dan Fields, Matt Lebo and Lorie Ann Bartal.

Members Absent: Chris Gaughan

Other Attendees: Representing Horst Management – Nancy Miller

Call to Order – Kevin Kohr called the meeting to order at 6:33 PM

Karen made a motion to approve to the May meeting minutes. Rachael Seconded the motion. May 2021 minutes approved.

Financial report

- Lorie-Ann Bartal reviewed the May Financials.
- Late Fees – 4 homeowners owe at least 1 quarterly dues. Their fobs are deactivated.
- Board Resolution review – tabled until the July meeting. The Board discussed creating a flat late fee instead of 18%. Nancy will send a revised draft of the Resolution to the Board.
- Recurring contractor/vendor Payments – Nancy is now paying Penn Turf through their Intuit online payment system.

Maintenance Committee

- Pool
 - Passed All bacterial tests so far
 - Attendants doing a great job – the time keeping app is working well.
 - Fob registration has gone smoothly
 - There was an issue with the Chlorine pump. If It's Water talked Emily through the repair via FaceTime.
 - Powerwash pool deck – total cost was \$397.50
 - Guest fees were waived in June. There is a positive reaction from the residents. The pool is not overcrowded. Lorie-Ann motioned to waive fees for the rest of the season. Dan seconded the motion. All were in favor. Late fees will be waived for the rest of the season.
 - The pool is swim at your own risk. There is no diving. All pool rules should be followed while using the pool.
 - Amy Tyson earned her pesticide License for the pool certification and has volunteered to oversee the handling of chemicals at the Creekside pool. The Board wishes to thank Amy for her efforts and appreciates the savings it affords to the HOA.
- Village Center
 - Water Heater Inspection Update – Lanco replacement – Bradford 50 Gallon, gas, single vent with mixing valve. Cost was \$2,775. Reserve funds were used.
 - Progress of Keystone Gun-krete/Penn Turf project – This is complete – total cost was \$2,398.56
 - Water Fountain – Lanco repaired – Cost was \$203.62, but we are receiving a discount for the site visit.
 - Fire Extinguishers were inspected – Total cost was \$68.90
 - A new first Aid kit was purchased – Total cost was \$50
 - Verizon bill – A 2-year contract will lower the cost from \$38.71 to \$29.87 a month – an annual savings of 108.48. Initially the purpose of collecting information was to cut expenses, however, the Board decided to table the discussion until pricing from Comcast that includes internet is obtained before locking into a 2-year commitment with Verizon.
 - Deep clean of Village Center – Total cost was \$150. The Board discussed having another cleaning done at the end of the season.
 - Ehrlich pest Control – Treatment performed – total cost was \$140.98
 - Drains off the pool deck are clogged. Dan arranged for a contractor evaluate cleaning the drains and provide an estimate.

- Courts – Brennehan has been contacted several times and have been promised repair. Dan will contact them again.
- There are ants in the loungers at the pool – Dan will contact Ehrlich to treat.
- Still working on finding affordable Umbrella and stands.

Architectural Control Committee report

Address	Name	Request	Date rec.	Date Appr.
709 Brookside	Leahey	Change concrete driveway to Asphalt	5/17/21	5/18/21
430 Little Pond	Reger	Landscape	5/19/21	6/1/21
503 Waterside	Mays	Mailbox/landscape/awning	6/6/21	6/14/21

Lawn and Landscape Committee report

- A tree that was hit by a car was removed.
- How should we proceed with tree work moving forward? Should we come up with a strategic plan or should we just hit the worst areas? Street sweeping will cause the Township to notify us about low lying limbs.
- New Committee members - Susan and Dennis Kochvar – 642 Pondsides. Rachael has updated website. Karen is looking for more volunteers to help with the buffer.
- Penn Turf reseeded an area that washed out at no cost to the HOA. Thank you, Penn Turf!
- Rachael brought up a landscaping issue. The committee will look into it.
- A homeowner is not maintaining the area under their trampoline. This will be included in the Rules and Regs revisions.

Publicity Committee report

- Nothing New to Report

Social Committee report

- Nothing new to report

Welcome Committee report

- Matt Lebo has volunteered to take over as the Board Representative.
- No new settlement info received since the 5/17/21 meeting, however there are some settlements scheduled at the end of June.

Neighborhood Watch Committee report

- ATV/UTV/Golf Carts – this will be addressed in the Rules and Regulation revisions.
- Neighboring farm using buffer as trails for their horses. Board members discussed speaking with the family with the family. To avoid misunderstandings, the Board would like to know what the desired outcome of the discussion before a conversation takes place. The Board discussed defining and posting appropriate uses for the common area. Karen will contact the township to find out appropriate uses for the public using the Creekside land.

Nominating Committee report

- Nothing new to report

Horst Property Management report

- Figueroa – 34 Oak Knoll – Permission to exceed the 48-hour limit to park their travel trailer in driveway from 6/28-7/5 to prepare for an extended trip. Approved by the Board.
- A homeowner has an Issue with Neighbor’s privacy fence. Kevin and the ACC will contact the Homeowner to discuss a possible resolution.

- Follow-up with Waste in Time – Snowbirds should contact Waste-in-Time when they return from extended leave and let them know that they will have more than the normal amount of trash. Waste-in-Time does keep track of the collections at every address.

Other Business

- Updating Rules and Regulations – Karen is working on updating the Rules and Regulation. The Board will review the proposed changes and discuss it again at the July meeting.
- People are using the tennis court to allow their pets to run. Karen asked to update signs to include no pets. Rachael will get some pricing for new signs.

Next Meeting Date – July 19, 2021 – Via Zoom

Adjournment – Kevin Kohr adjourned the meeting at 8:05 PM.