

CREEKSIDE HOA BOARD MEETING MINUTES

March 21, 2022, ZOOM

Members Attending: Rachael Bowman, Karen Kohr, Kevin Kohr, Jim Eichelberger, Matt Lebo and Lorie Ann Bartal.

Members Absent: Chris Gaughan, Dan Fields, Emily Hackleman,

Other Attendees: Representing Horst Management – Nancy Miller

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

- Approval of minutes from 2/21/22 meeting – The February Meeting Minutes were distributed via email. Lorie-Ann motioned to approve the February Minutes. Matt seconded the motion. Minutes approved. They will be posted to the website.
- Financial Report through February 28, 2022

	<u>Year to Date</u>
Income	\$ 50,046.88
Operating expenses	<u>\$ 26,431.02*</u>
Net operating income	\$ 23,615.86
Operating Balance	\$ 42,843.02
Capital Reserve	<u>\$ 78,416.25**</u>
Total of all accounts	\$ 121,259.27

Delinquency – Eight (8) owners owed \$3,562.58 to end February, \$2,417.51 of which was from one owner.

*Overall Total Expenses are \$4,238.64 under budget.

**Reserve fund activity (YTD)

EXPENSE	INCOME
\$3,700.90 –new signs (balance)	\$875.00 – Scheduled transfer
	\$736.00 – Settlement one-time contributions
	\$19.75 - Interest

The December Financials were distributed via email and are posted on the Vantaca Portal.

- Late Fees – An aging report was emailed to the Board. Seven (7) homeowners owe \$2,560.83 as of 3/21/22.
 - The owner under foreclosure has adhered to the payment plan, paying \$2,000 toward their balance. The rest of the balance is due on 4/6/22. They currently owe \$1,452.51.
 - An owner owing \$650.25 has a default hearing for a civil complaint scheduled for 4/15/22.
 - An owner owing \$344.99 has a default hearing for a civil complaint scheduled for 4/15/22.
- Inquiry tracking log – Lorie-Ann has analyzed the inquiry logs. The primary contacts with management are Board members. Nancy suggested promoting the website to cut down on questions from homeowners and realtors. Rachael will add Cheryl's contact information to the website as she is the Horst Community Assistant for Creekside.

Maintenance Committee

- Pool
 - Pool Chlorine prices are still pending.
 - Pool attendants – Nancy and Emily are working on another option for paying the pool attendants.
 - 3-year electrical Inspection due in July – Both Kevin and Rachael volunteered to help coordinate the inspection.
- Village Center
 - Main (front) doors – Dan talked to Reed's and is looking to obtain one more estimate. Karen motioned that we proceed with getting bids. Lorie-Ann seconded the motion. Jim volunteered to put together a request for proposal. Rachael volunteers to help collect bids.
 - Surface of basketball court – tabled

- Excavating/concrete (splash pad area) Tabled.
- Rachael will look into Bike racks and new handicap signs for the Village Center.

Architectural Control Committee report

- Requests submitted or open since the February 2022 Board meeting:

Address	Name	Request	Date rec.	Date Appr.
709 Brookside	Leahey	Window replacement (1 st floor)	2/24/22	2/24/22
719 Brookside	Curry	Deck	2/24/22	3/14/22
907 Meadowood	Shelbourne	Outdoor Fireplace	2/28/22	3/5/22
206 White Oak	Donato	Row of Arborvitae in rear	3/4/22	3/7/22
25 Oak Knoll	Hoffman	Timber frame roof over deck	3/15/22	3/18/22

Lawn and Landscape Committee report

- EAB treatments: In talking to multiple experts, the general consensus was that if we wish to keep the ash trees alive, the treatments are absolutely necessary. Karen approved treatments with Houser's, as the cost fit within the Landscaping budget.
- Riparian Rangers want to treat areas around new plants to promote plant health.
- Tulips are starting to come up at the entrances, which along with our new signs should really enhance the appearance of our entrances. Future plantings are in the planning stages to further enhance the aesthetics of these areas.

Publicity Committee report

- Updates have been made to the website – Payment options reflecting Horst Portal & Events. All approved Board meeting minutes can be viewed on the website.

Social Committee report

- Community Egg Hunt – April 10, 2022
- Community Yard Sale – May 21, 2022

Welcome Committee report – No Settlements since the last Meeting

Neighborhood Watch Committee report

- Nothing new to report

Nominating Committee report – Annual meeting

- Notice and call for Nominations sent out via email on Thursday, February 24, 2022. Paper options were mailed to owners without email.
- Deadline for volunteers/biographies is Friday, April 1, 2022. One has been received so far (Rachael).
- Expiring terms – Rachael Bowman, Karen Kohr, Jim Eichelberger (completing the term of Clair Weaver)
- Bios and Ballot to be sent out on Friday, April 8, 2022. This will also include questions/ comments for the meeting.
- Voting closes and deadline for questions/comments is Friday, April 29, 2022.
- Annual Meeting is on Monday, May 9, 2021, at 6:30 via ZOOM. Questions/Comments to be addressed and election results announced at the meeting.
- Please send Nancy written copies of committee reports to assist with minute preparation.

Horst Property Management report

- Nothing new to report.

Other Business

- Oaklea Parcel of Land – Tabled.
- Updating/revising Rules and Regulations – Meeting has been scheduled.

Next Meeting Date – Proposed Change to April 25, 2022 (April 18 is Easter Monday)

Adjournment – 7:47 PM