

**THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**September 17, 2018**

**Members Attending:** Chris Gaughan, Scot Feeman, Jennifer Lamoreux, Emily Hackleman, Dan Fields and Rachael Bowman.

**Members Absent:** Andrew Surmacz, Clair Weaver and Pat Dorsey.

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

**Call to Order**

- Scot Feeman called the meeting to order at 6:33 PM.

**Meeting Minutes**

- The September meeting minutes were reviewed. Chris made a motion to approve the minutes. Rachael seconded the motion. Minutes approved.
- Andrew Surmacz has indicated to Nancy that he plans to resign from the Board. His term expires in 2020. The Board agreed to leave the seat open until the next election, unless someone expresses interest.

**Financial Report**

- The September financials were distributed via email. Although there are some outstanding services that have not been invoiced yet, the current snapshot through three quarters shows a strong financial position with a positive variance. Dan made a motion to accept the financials. Emily seconded. Motion carried unanimously.
- The 2019 Budget Draft was distributed. The goal is to have a balanced budget without raising assessments. The Board will review the draft and vote at the November meeting. The approved Budget and quarterly billing statements will be distributed to the homeowners in December.
- Nancy Miller reviewed the late fees.

**Pool and Splash Pad & Village Center**

- Pat called Honbergers to set up closing the pool and arranged to end the bacteria testing with Pure test.
- Nancy called Robert's Oxygen to arranging them to pick up the oxygen tanks and will set up winterizing the Village Center with Lanco for the second week in December.

**ACC**

- There is a homeowner on Glenwood that wants to extend his driveway using pavers. Dan met with the homeowner and feels that the plan is acceptable but would like the rest of the ACC to sign off on it as well.

**Lawn and Landscaping**

- Jay Reynolds has volunteered to be on the Landscaping Committee. Clair Weaver will reach out to him directly.
- Tree Stump – Nancy and Clair will work on accomplishing this. The Board had previously approved cutting the stump down as low as possible. We will follow up with Penn Turf.
- Storm Drain on Cross Creek Court –The Board approved having Jeremy Hackleman coordinate a meeting with both the Association and the Township.
- 2019 Landscape contract scope of work – The Board reviewed the draft that Clair Weaver put together. It includes Buffer maintenance, which the Board supported. There was discussion about amending the section about the Buffer. Proposed changes should be emailed to Nancy.
- The second bush hogging should be performed because it is included in the contract.
- Any issues with mowing or landscaping in general should be emailed to Nancy at any time and she will forward to the appropriate person to address it.

**Publicity Committee**

- Ideas for the magazine would be appreciated.

**Social Committee**

- The Annual Halloween Party is scheduled for Sunday, October 28 from 2-4 PM at the Village Center.
- The Annual Holiday Party is tentatively scheduled for Sunday, December 2<sup>nd</sup>, from 3-5 PM. We are looking for someone to volunteer to chair this event.

**Neighborhood Watch**

- Nothing new to report.

**Welcome Committee**

- It seems that there hasn't been as much activity that there should be. Nancy will check on the last time a list of new homeowners was sent to Denise.

**Nominating Committee**

- Nothing new to report

**Management Report**

- Nothing new to report.

**Any Other Business**

- Stormwater Credit Determination – We are billed \$120 a quarter, which will be coded as a tax in the financials. The board feels that this is reasonable. Remove this item from further agendas.
- A discussion was had about interpreting the declaration in regards to rental properties, which states, "No Residential Unit shall be used for any purpose other than a private dwelling for the Owner or Owners and his, her or their immediate family, or a functional equivalent of a family, or by a person's or persons' immediate family to whom the Owner has leased the Residential Unit."

The meeting was adjourned at 7:10 PM.

The next Board meeting is Monday, November 19<sup>th</sup> at the Village Center. This is parent-teacher conference night and several Board members cannot make it. The meeting will most likely be changed to November 12<sup>th</sup>.

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R. Scot Feeman, President

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Nancy Miller, HPM