

**THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**April 15, 2019**

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

**Members Absent:** Pat Dorsey, Emily Hackleman and Clair Weaver.

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

**Call to Order**

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

**Buffer Conversation – Karen Kohr**

- Karen has concerns about the Landscaping Contract in regard to the Buffer concerning acreage, square footage and tiering effect. Watch for first mow and address if necessary.
- Kristen from Penn State emailed her recommendation's on maintaining the meadows/trees in the buffer area. Due to invasive species, the area that needs to be mowed will require frequent evaluation. We should start with the mowing provided in the contract and adjust if necessary.
- Chris made a motion to schedule a meeting will be with the Contractor and the committee to make sure everyone is aligned in one clear direction regarding the mowing of the buffer area. Dan seconded the motion. All were in favor.
- Riparian Rangers Program was discussed. A meeting is set with them for Wednesday, April 17, 2019 at 3:30 pm. They are a volunteer program who may be able to help with the invasive weeds and tree planting.
- Trees for planting in the meadow will arrive on 4/19. The new trees are to replace the trees that had died.
- Spraying of invasive weeds - the rebate from Penn State should go directly to the contractor. Karen should present bids to the Board to vote on.
- Jay Reynolds shared concern that the circles on Farmstead and Oak Knoll are not being fertilized appropriately by Shodan. Nancy to address these concerns with the contractor and hold them accountable for what they are contracted to do.
- Karen Asked if the Board would consider putting some playground mulch in the muddy areas of the playground.
- Scot thanked the Landscape committee for their time and effort.

**Meeting Minutes**

- The March meeting minutes were reviewed. Rachel made a motion to approve the minutes. Chris seconded the motion. All were in favor. Minutes approved.

**Financial Report**

- The March financials were distributed via email. There is a positive variance in landscaping due to a delay in invoicing. Jen made a motion to accept the financials. Rachael seconded. Motion carried unanimously.
- Nancy Miller reviewed the late fees.

**Pool and Splash Pad & Village Center**

- FOB's are not working. Nancy emailed Pat to let him know.
- Village Center Exterior Lights - Dan Fields volunteered to help Pat and will coordinate an evaluation and obtain some bids. Rachael is also willing to help.
- A pool attendant has been hired, but we are still looking for someone to help part time. The pool attendants cannot be residents Creekside.
- A Yoga instructor approached Scot about having Yoga Classes in the Village Center at a discounted rate for Creekside residents. The Board is comfortable with reviewing a proposal.

**Architectural Control Committee Report**

- An awning installation and a row of arborvitaes were approved by the ACC.
- Home on Waterside -The Township issued a building permit which is good for a year and can be extended.

**Lawn and Landscaping**

- A long-term plan for tree work was discussed and tabled until the next meeting.
- Cross Creek Court Storm Drain - Scot is still in discussion with the Township.

- The Village Center landscaping is scheduled to begin this week.

**Publicity Committee Report**

- Nothing new to report

**Social Committee**

- The Annual Egg Hunt was held at the Village Center on April 14<sup>th</sup> at 3:00 p.m. Over 20 children attended. The Committee was pleased with the turnout considering that the weather was not great.
- The Annual Yard Sale will be held on Saturday May 18<sup>th</sup> starting at 8:00 am. - Rain Date is June 1<sup>st</sup>.

**Neighborhood Watch**

- There are issues with Street Lights being out. When a Streetlight is not working, please report the locator number to Horst. If there is no locator number on the pole, please report a number of the closest pole to the light that is out. Please follow up with Horst in about a week if the light is still not working, so that an electrical problem can be reported to the Township.

**Welcoming Committee**

- Nothing new to report

**Nominating Committee**

- There were 4 volunteers for three open seats for the Board. Bios and proxies will be mailed out tomorrow.

**Management Report**

- A Resident reported that someone is riding a dirt bike in the common areas. Additional

**Any Other Business**

- Parcel of Land owned by Oaklea Corp. – Scott has communicated with the Attorney for Oaklea. The Board gave approval to obtain proposals to have Survey done in order to provide a description of the property.

The meeting was adjourned at 7:40 PM.

**Next Meeting Date**

- Annual Meeting - Wednesday, May 1, 2019 at 6:30 PM at Messiah Lutheran Church
- Board Meeting - Monday, May 20, 2019 at 6:30 PM at the Village Center

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R. Scot Feeman, President

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Nancy Miller, HPM