

**CREEKSIDE HOA BOARD MEETING minutes**  
**July 19, 2021, via Zoom**

Members Attending: Chris Gaughan, Rachael Bowman, Karen Kohr, Kevin Kohr, Emily Hackleman, Dan Fields, and Matt Lebo.

Members Absent: Clair Weaver, and Lorie Ann Bartal.

Other Attendees: Representing Horst Management – Nancy Miller

Call to Order – Chris Gaughan called the meeting to order at 6:33 PM

- Approval of minutes from 6/21/21 meeting – Karen Made a motion to approve the minutes. Emily seconded the motion. Minutes approved.

Financial report

- June Financials – There were no questions. Kevin Motioned. Emily seconded the motion. June financials approved.
- Late Fees – Homeowners are encouraged to sign up for EFT. Nancy will send the EFT information to all homeowners currently past due with their assessment.
- Board Resolution – Review draft of Late Fee resolution with flat late fee per month (tabled from June meeting) Following a brief discussion, Emily Motioned to execute the late fee resolution, effective October 1<sup>st</sup>, 2021 with a \$35 flat late fee to be charged on the 7<sup>th</sup> of the month and the 7<sup>th</sup> of each subsequent month until the balance due is paid. Rachael seconded the motion. All were in favor. Nancy will have the President and Treasurer sign the resolution, distribute it to all current homeowners along with information on enrolling in Horst’s auto-pay program. All new homeowners will receive a copy of the resolution at settlement moving forward.

Maintenance Committee

- Pool
  - Passed **all** bacterial tests so far – on a roll!
  - Approval for extra guests – Emily will approve if there are not multiple requests at the same time.
  - Pool umbrellas purchased
  - There have been three mechanical issues that occurred with the pool. A couple of people that have been trained to make the repairs and spare parts are in stock. We are looking for volunteers to learn more about the pool and its operations to assist during mechanical failures in order to reduce costs and limit the time that the pool may have to be closed..
  - Spare parts ordered and received from If It’s Water - \$196.20
  - Drains off the pool deck are clogged. Dan arranged for Long’s Excavating to evaluate cleaning the drains and provide an estimate on Friday, July 23<sup>rd</sup>. He will also discuss removal of the Splash Pad with them.
  - Pool Fence discussion – Emily and Dan have started collecting prices and doing the leg work for this project. Board members are encouraged to take a look at the fence as some of the Board members expressed urgency for completion. Tabled until the August meeting.
    - Repair vs New Install
      - Diamond Fence Repair - \$300-\$400, but no guarantee that it will last.
      - Diamond Fence install Aluminum - \$7,000-\$9,000
    - Splashpad demo for new fence
      - Recommend calling Long’s Excavating for demo and drainage issues
    - Securing concrete Install (Copenhaver, Crause Concrete, ?)
  - Recommending removal of Pines on west side and replacement with larger broadleaf evergreen plants (Laurel or what’s on the corner across from Bowman’s) – This is recommended to cut down on the debris that gets into the pool. Emily would like for Clair to research costs. Subject tabled.

- Village Center

- Verizon bill – A 2-year contract will lower the cost from \$38.71 to \$29.87 a month – an annual savings of 108.48. Tabled from June Board meeting. Emily Comcast \$69.95/mo for the first 12 months. Then it will go up to \$110/mo. Emily would like to wait to decide to make a change, until security system upgrades are researched and discussed.
- Breneman completed repairs on courts – crack fill, etc. at no cost to the HOA. Dan will evaluate the work.
- “No pet” Signs for tennis court – Rachael will order some signs.

Architectural Control Committee report

- Property Line dispute – property survey indicates that one neighbor has a structure fitting the HOA definition of a fence, which are not permitted as outlined in the Rules and Regulations, on another owner’s property. Kevin Kohr visited the site and determined this to be true. Letter sent requesting that structure be removed by July 30<sup>th</sup>.
- Owners are reminded that a plot plan showing distances to the property line must be submitted with all requests unless it is a paint color change request. Pictures of materials being used, and colors of materials should also be submitted with requests. Submitting the items listed on the request form the first time will cut down the amount of time it will take the ACC to make a determination.
- Requests submitted since the June Board meeting:

Address	Name	Request	Date rec.	Date Appr.
929 Meadowood	Hanley	Garage addition, patio, seating area, fire pit*	6/16/21	
614 Pondsides	Garis	Front Porch roof, rear covered patio & Pergola*	7/7/21	

\*Additional info needed from Homeowner

Lawn and Landscape Committee report

- A homeowner on Waterside Circle with requested that the common area trees that border her property be trimmed as they are hanging over into her property into her hemlocks, and also, she is concerned that a tree or large branch will fall in a storm and damage her home. Nancy sent request to Clair, who replied that, in the past, the homeowner has been given permission to trim any tree branches on her property.

Publicity Committee report

- Working on estimates for upgrading/replacing exterior signage for the community.

Social Committee report

Picnic on August 15<sup>th</sup> with a food truck is being planned.

Welcome Committee report

- Matt and Nancy have been working on obtaining contact information for new neighbors to make sure that no one is missed.
- Two settlements processed since the last meeting:

Hasan Awad	932 Meadowood Circle	6/1/21
Eric D. Luther	525 Waterside Circle	6/25/21
Gorman	911 Meadowood Circle	*

\*New homeowner registered for pool fob, but Horst has not received settlement info yet.

New homeowners are encouraged to provide their contact information (phone number and email) to Horst.

#### Neighborhood Watch Committee report

- There was an incident at the pool. Chris Gaughan ordered signs to let individuals thinking about hopping the fence aware that they are under video surveillance.

#### Nominating Committee report

- Nothing new to report

#### Horst Property Management report

- Nancy will begin working on the 2022 budget in August. Board members are encouraged to submit details for funding needed for Committee projects in 2022.

#### Other Business

- Karen got clarification from the Township regarding horseback riding in the buffer area. There is a right of way along the road and access to walk along the edge of the Creek, but Creekside owns the Buffer and can regulate it any way the Board sees fit.
- Karen shared that a conservative estimate for the cost of adding sidewalks at a minimum, would be \$1,000,000., which equates to \$4,000 per homeowner, plus the cost of an engineer.
- Updating/revising Rules and Regulations – Board members are to email Nancy with their feedback on the recently sent draft of revisions, and she will consolidate it into one document to be reviewed and approved by the group.

Next Meeting Date – August 16, 2021 – Via Zoom

Adjournment – Chris Gaughan adjourned the meeting at 7:45 PM.