

CREEKSIDE HOA BOARD MEETING MINUTES
October 18, 2021, Village Center

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

Members Absent: and Emily Hackleman

Other Attendees: Representing Horst Management – Nancy Miller

Call to Order – Chris Gaughan called the meeting to order at 6:34 PM.

- Approval of minutes from 9/20/21 meeting - The Minutes were distributed via email. Kevin motioned to approve the minutes. Rachael seconded. All were in Favor. The minutes will be posted to the website.

Financial report

- September Financials
- Late Fees – An order of execution was reinstated, which gives the sheriff another 90 days to serve a delinquent homeowner.
- 2022 Draft Budget presentation – The Board reviewed a draft budget and discussed changes. The finance committee will rework the Budget and present it at the November meeting for final approval.

Maintenance Committee

- Pool
 - Pool winterized and tubing replaced as part of general maintenance last week.
 - \$900 was spent to replace/repair some piping that was causing problems during the season.
 - Need help to get all furniture inside the building.
 - 2022 projects:
 1. Repair the concrete skirt around the pool \$4,500-\$5,000
 2. Repair the front door and locks \$500-\$1,000 (rough guess cost)
- Village Center
 - The last pest control treatment of the season is complete.
 - Winterizing of the Village center will be scheduled after the Christmas party.

Architectural Control Committee report – HOMEOWNERS ARE REMINDED THAT BEFORE YOU MAKE AN EXTERIOR CHANGE, YOU NEED TO PUT IN A REQUEST TO THE HOA.

- Requests submitted or open since the last Board meeting:

Address	Name	Request	Date rec.	Date Appr.
703 Brookside	Byler	Paint Shutters “Blueprint” by Behr	7/28/21	Not Approved
528 Waterside	Biado	Remove & replace 2 trees*	8/10/21	8/26/21
1026 Glenwood	Lowrie	Pavilion & Landscaping	8/10/21	8/29/21
711 Brookside	Morrison	Tree Removal	9/2/21	9/21/21
51 Oak Knoll	Garman	Mailbox and Landscaping	9/13/21	More info requested

Lawn and Landscape Committee report

- Update on services and contracts
 - Penn Turf did some work on the street trees. They were limbed up and dead branches removed. Tree maintenance will be rolled into the Grounds maintenance contract at a significant cost savings to the Association.
 - Penn Turf will be taking over the fertilization for one year to see how it goes. Fertilization and lawn treatments will also be part of the overall Grounds maintenance Contract.
 - Riparian Rangers had some very nice things to say about the buffer. It has gone from 95% invasive weeds to 95% native plants over the past couple of years. We will be planting additional shrubs to areas where water lays on a consistent basis.

Publicity Committee report

- Signs – The sign installation is in the work. We are on a waiting list with the contractor.

Social Committee report

- The Halloween Party is this Sunday.

Welcome Committee report – No new homeowners since the last meeting

Neighborhood Watch Committee report

- The Township indicated that the white lines will be painted on Creekside drive within the next couple of weeks.

Nominating Committee report

- Nothing new to report

Horst Property Management report

- Roll out of Vantaca Portal – Nancy spoke briefly about a new homeowner portal that will help to streamline communication and transparency with the management company. More to come within the next couple of months.

Other Business

- Oaklea Parcel of Land – No questions received – Chris has been continuing his conversations with Scot Feeman. It is zoned for residential use. Total area is 1.02 acres. Chris will forward the additional information to the Board. We will table it until 2022, but then should make a decision how to proceed.
- Updating/revising Rules and Regulations – The Board scheduled an informal meeting to discuss changes to the Rules and regulations on Monday, November 1st at 6:30 PM at the Village Center.

Next Meeting Date – November 15, 2021- Budget Approval (No Meeting in December?)

Adjournment – The meeting was adjourned at 7:30 PM.