

**THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**  
**September 16, 2019**

**Members Attending:** Scot Feeman, Karen Kohr, Jennifer Lamoreux, Clair Weaver, Dan Fields, Rachael Bowman, Emily Hackleman, and Pat Dorsey.

**Members Absent:** Chris Gaughan

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

**Call to Order**

- Scot Feeman called the meeting to order at 6:30 PM.

**Meeting Minutes**

- The August meeting minutes were reviewed. Rachael made a motion to approve the minutes. Pat seconded the motion. All were in favor. Minutes approved. They will be posted to the website.

**Community Trash Service**

- The Board is considering negotiating trash and recycling collection services internally in order to obtain beneficial pricing for the community as a whole.
- Waste Industries has sent a proposal for weekly trash removal service and bi-weekly recycling service for a rate of \$58 per quarter per household.
- The entire HOA would have to participate, the HOA would pay the bill and assessments would be increased to cover the expense, however the increase would be offset by the elimination of individual household trash bills.
- It would provide a uniform rate throughout the community and everyone would be serviced on the same day of the week.
- The Board has concerns about individual contracts in place and the possibility of penalties for breaking contracts.
- In order to be able to make an informed decision, the Board asked Horst to collect information from homeowners about their current trash service and obtain quotes from Waste Management and Weidle.

**Financial Report**

- The August financials were distributed via email. There is a positive variance overall. Clair made a motion to accept the financials. Dan seconded. Motion carried unanimously.
- Nancy Miller reviewed the late fees. There are three homeowners who are delinquent on their assessments.

**2020 Budget**

- Scot asked the Board to send Nancy information, pricing (if available) for any project they would like to see happen in 2020 to assist with drafting the budget and to send a prioritization of Capital Improvement projects.

### **Pool and Splash Pad**

- Pool Closing - Honberger is scheduled to close the pool.
- We are working with Clayton Bouchard from Blochy's pool service on a pool maintenance contract for next year to replace the work that Pat Dorsey has been doing on a volunteer basis for the past eight years. Pat recommends increasing the costs for the pool in the Budget.
- Pat will have If it's Water come out in the Spring to train Clayton on the system, to replace the CO2 lines, and any other maintenance needed before the pool opens for the season.
- Scot thanked Pat for all of his efforts keeping the pool running throughout the season.
- We would be delighted if there were volunteers in the community to help with the pool. Pat would be happy to train them.

### **Maintenance - Village Center**

- Nancy presented a proposal from Affordable Home Improvement Company for an annual maintenance contract for the Village Center for \$1,200. This would include monthly site visits for preventative maintenance. We will include that in the budget so that the Board can see the impact of the extra expense.
- Dan Fields presented an annual pest control proposal from Ehrlich for \$390. This will also be highlighted in the Budget so that the Board can see the impact.
- Dan Fields also recommends a professional cleaning in the spring before the pool opens for the season, then the pool attendant can maintain it throughout the season.
- Nancy will start collecting quotes to winterize the Village Center. It is usually scheduled for the second week in December, or any time after the Holiday party and before freezing weather. FOBs will be shut down following the winterization.
- Nancy presented a proposal from the Breneman Company for line striping for the Village Center parking lot for \$250. They would do it in the Spring in conjunction with the court resurfacing. Tabled until Spring.
- An exit sign in the meeting room of the Village Center needs to be replaced.

### **Architectural Control Committee Report**

- There are no pending requests.
- There were homeowner concerns about the fence installed on Creekside Drive. Dan and Clair confirmed that the fence was installed according to the plans approved by the ACC and the Township.

### **Lawn and Landscaping**

- 2020 Contract - Clair wants to make changes to the annual contract to include spraying of the beds and an extra area that needs to be included. It resulted in about a \$3,000 increase in the contract with Integrity. The RFP will be revised and distributed to interested Landscapers. The committee will update the RFP to include the needed changes.
- There was discussion about creating a separate line item in the budget for projects relating to the Buffer.
- The Basin work is scheduled for the end of October.
- Soil Samples analysis was reviewed by the Board. Shodan has recommended that we add lime to the fertilization schedule. The quote was \$1,200 plus tax and should be applied in November.

- Clair put together an RFP for the long-term plan for the trees in the community. It was distributed to the Board for review and will be discussed at the next meeting.
- Buffer/Meadow
  - Seeding - Cost is \$197 for 50 lbs. Karen made a motion to purchase the seed and plant it in the Fall. Jen seconded the motion. All were in favor. Karen will purchase the seed and be reimbursed by the Association.
  - Karen asked the Board to consider bluebird boxes. The cost is \$5 each. This would be a project for the Spring. This might be a good project for the Eagle Scouts.
  - Weed Control. We have exhausted the grant money for weed control in the buffer. The cost will need to be budgeted.
  - Karen is coordinated a tree planting project with Penn state and the Riparian Rangers. There is no cost to the Association.
  -

#### **Publicity Committee Report**

- Nothing new to report

#### **Social Committee**

- Halloween Party - October 27<sup>th</sup> - Trunk or Treat event
- The annual Holiday Party will be held on December 8, 2019. We are looking for someone to chair the event.

#### **Neighborhood Watch**

- Nothing new to report.

#### **Welcoming Committee**

- Cheryl Taylor will take over communicate about new homeowners with the welcoming committee.

#### **Nominating Committee**

- Nothing new to report.

#### **Management Report**

- Streetlights that are not working should be reported to Horst, who will in turn report it to the Township. Please include the locator numbers when reporting. If there is no locator number, then please obtain a locator number from the closest streetlight or electrical box.

#### **Any Other Business**

- Parcel of Land owned by Oaklea Corp. – tabled until next meeting

The meeting was adjourned at 7:56 PM.

#### **Next Meeting Date**

- Board Meeting - Monday, October 21, 2019 at 6:30 PM at the Village Center

---

R. Scot Feeman, President

---

Nancy Miller, HPM