



CREEKSIDE CROSSING MEETING MINUTES

July 18, 2023

Plainfield Public Library

Board Meeting Minutes

Attendees: Board of Directors: Mike Urbanczyk – Vice President, Marie De Sousa Leite – Treasurer, Carrie White – Secretary, James Walker - Director; Foster Premier: Sharon Gomez – Property Manager, Danette Smusz - Foster Premier; Kathryn Formeller - Tressler Attorney.
82 Residents in person and by proxy. Annual meeting to be held after business meeting.

The meeting was called to order at 6:04 p.m. by Mike.

Approval of the Minutes –

- *May 22, 2023 – Motion by Carrie to approve as presented, 2nd by Marie. Motion carries.*

Financial Report – June 30, 2023

- Operating Account - \$175,234.82
- Duplex Reserves - \$4,544.62
- HOA Reserves – MM \$211,054.43

Motion made by Marie to approve the Financial Report as presented, 2nd by Carrie. Motion carries.

Old Business

1. *Management Contract – The item was tabled in anticipation of a new board being elected.*
2. *Lennar/Creekside Crossing Updates*
 - a) *Amendment Removing Lots C&D Update – Quorum for this amendment has been attained. At the board's request, attorney summarized steps taken by the board so far to determine value, use and maintenance of ponds. Attorney is reviewing the recent offer presented by Lennar.*

New Business

1. *2023 Landscape Walk – K&R – The item was tabled by James for further review as the proposal was received the afternoon of the meeting. 2nd by Carrie. Motion carries.*
2. *Crescent Island Repairs – K&R – Motion to approve the removal of roses and island renovation in the fall was made by Carrie, 2nd by James. Motion carries.*

Committee Updates

- 1) *Duplex Committee – No updates*
- 2) *Social Committee – A Community Wide Garage Sale was held June 8-11.*

Architectural Applications

- 1) *15818 Brookshore Dr – Service Door – Approved*
- 2) *16031 Crossing Dr – Aluminum Fence – Approved*
- 3) *16004 Longcommon Ln – Patio, Pergola, Play Equip, Service Walk – Approved*
- 4) *15602 Brookshore Dr – Aluminum Fence – Modified & Approved*
- 5) *25219 Parkside Dr – Paver Patio Extension, Grill, Pergola – Approved*

- 6) 15817 Brookshore Dr – Pergola, Fire Pit, Service Walk – Approved
- 7) 16045 Longcommon Ln – Paver Patio – Approved
- 8) 15845 Brookshore Dr – Gazebo – Approved
- 9) 25529 West Cove Way – Concrete Patio – Approved
- 10) 15745 Cove Circle – Roof – Approved
- 11) 15747 Cove Circle – Roof – Approved
- 12) 16015 Crossing Dr – Paver Patio – Approved
- 13) 15703 Cove Circle – Shadowbox Fence – Approved
- 14) 15850 Brookshore Dr – Aluminum Fence – Approved
- 15) 15707 Portage Ln – Landscape – Approved
- 16) 15741 Cove Circle – Roof – Approved
- 17) 15842 Brookshore Dr – Landscape – Approved
- 18) 15726 Creekview Dr – Landscape – Approved
- 19) 16016 Crescent Ln – Deck & Covered Area – Approved
- 20) 15743 Cove Circle – Roof, Windows, Patio Door – Approved
- 21) 15815 Cove Circle – Yardistry Gazebo – Approved
- 22) 25428 Rocky Creek Rd – Landscape – Approved
- 23) 16017 Longcommon Ln – Aluminum Fence – Approved
- 24) 16021 Longcommon Ln – Landscape & Pavers – Approved
- 25) 25235 Parkside Dr – Trees – Approved
- 26) 25235 Parkside Dr – Trees – Denied
- 27) 25235 Parkside Dr – Trees – Denied
- 28) 15704 Portage Ln – Driveway Expansion – Approved
- 29) 25525 W Cove Way – Garage Door – Approved
- 30) 25203 Indian Boundary Ct – Shed – Approved
- 31) 25411 Cove Ct – Windows – Approved
- 32) 16045 Longcommon Ln – Gazebo – Approved
- 33) 15526 Indian Boundary Rd – Patio Extens, Gazebo – Approved
- 34) 16032 Crescent – Basketball, Veg Garden – Approved
- 35) 15813 Cove Circle – Mailbox – Approved

Architectural applications are approved or denied as indicated. Please note, it can take up to 30 days for architectural approvals, especially fences. Installation without approval will result in fines. Motion to approve or deny as indicated was made by Marie, 2nd by Carrie. Motion Carried.

Open Forum

Adjournment - Motion made by James to adjourn the meeting at 6:36 p.m. as there was no further business. Seconded by Mike.