

THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
August 19, 2019

Members Attending: Scot Feeman, Karen Kohr, Jennifer Lamoreux, Clair Weaver, Dan Fields and Rachael Bowman.

Members Absent: Emily Hackleman, Chris Gaughan and Pat Dorsey.

Other Attendees: Representing Horst –Nancy Miller

Call to Order

- Scot Feeman called the meeting to order at 6:34 PM.

Meeting Minutes

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

Financial Report

- The July financials were distributed via email. There is a positive variance overall. Jen made a motion to accept the financials. Karen seconded. Motion carried unanimously.
- Nancy Miller reviewed the late fees. Homeowners more than 30 days behind on paying assessments will not have access to the pool until the assessment is paid to the Association. Anyone who has not paid the July assessment is asked to do so immediately.

List of Capital Improvement Projects - The Board discussed the following list of Capital Improvement Projects and their approximate costs.

- Splash Pad - does not work - cost to upgrade and replace pumps is \$12,000 estimated. The Splash Pad will remain closed for the rest of the season. The Board will continue to discuss during the off season.
- Resurface Tennis and Basketball courts - Nancy followed up with the contractors that quoted two years ago. Lancaster Asphalt quoted \$13,258 which included a 4-coat application. The Brenneman Company quoted \$9,100, which included a 3-coat application, but also included patching 11 minor low areas. Both contractors indicated that the work could not be scheduled until the spring.
- Storm drain on Cross Creek Court - The bid from SLH Excavating in the amount of \$11,120 was approved at the last meeting. Clair scheduled the work for the last week of September.
- Sink Hole on Meadowood Circle - The bid from P. G. Martin in the amount of \$5,320 was approved at the last meeting. Clair is working on a schedule with the contractor.
- New Roof/Gutters on Village Center - Nancy was able to obtain one quote for a new roof/gutters for the Village center for \$22,975. It includes large 5" gutters and gutter guards. The Board would like to know what the shingle warranty is.

Pool and Splash Pad

- Unpaid Guest fees - Homeowners are reminded that guest fees are due when you sign them in. Exact change is needed. Please do not pay with coins.

- 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

- Nothing new to report.

Nominating Committee

- Nothing new to report.

Management Report

- Waste Industries Price increase - The Board discussed the advantages and disadvantages of negotiating a commercial contract for the community. Because Scot had to leave the meeting, the Board was unable to make a decision. Nancy and Scot will discuss this via telephone conference and

Any Other Business

- A homeowner is using their home address for their business. This is in violation of the governing documents of the Association. Scott will address this with the homeowner's attorney. Creekside is a residential Community, and no one is able to operate a business from their home in the Community. Company vehicles may not be parked in the common area parking lot of the Village Center.
- Parcel of Land owned by Oaklea Corp. – tabled until next meeting

The meeting was adjourned at 8:10 PM.

Next Meeting Date

- Board Meeting - Monday, September 16, 2019 at 6:30 PM at the Village Center

R. Scot Feeman, President

Nancy Miller, HPM