

THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC
ANNUAL HOMEOWNERS MEETING
May 1, 2019

Board Members attending: Scot Feeman, Chris Gaughan, Clair Weaver, Rachael Bowman, Emily Hackleman,
Jennifer Lamoreux

Board Members absent: Pat Dorsey, Dan Fields

Horst Property Management: Nancy Miller

Homeowners: 22 homes were represented by proxy and 25 homes were represented at the meeting.

Scot Feeman called the meeting to order at 6:32 PM

1. Welcome from the President

- a. Scot welcomed everyone and gave a brief overview of the previous year. The quality of the pool was improved, and focus was on investing in the resources we currently have, making them a high priority.

2. Approval of Minutes

- a. The minutes from the 2018 annual meeting, which were available on the website, were approved and seconded. Motion carried unanimously.

3. Financial Report and Audit Committee

- a. Chris gave an overview of the current financial standings. In the 1st quarter of 2019 there was just over \$43,000 in operating and capital reserves held \$112,000, for a total of \$155,000. Compared to the first quarter of 2018, overall there was a slight negative variance of about \$3,000, which, in the grand scheme of things is a very small amount. The finances are currently in solid shape.
- b. Future considerations include upgrades the basketball and tennis courts and replacing the roof on the Village Center.

4. Lawn and Landscape Committee

- a. The 3-year Landscaping Contract expired at the end of 2018. The Landscape Committee put together a Request for Proposal, and multiple bids were obtained. Clair thanked the members of the committee, Karen Kohr and Jay Reynolds. EPA and Conservation guidelines are to be followed which includes not mowing the basins as often. The Board accepted the bid from Integrity Lawncare, but because we did not know the Company well, the Board only awarded them a one-year Contract and will be accepting bids again in the Fall of 2019.
- b. Clair has been working with Integrity concerning some mowing issues and hope to see improvement in the future.
- c. The meadow areas will be mowed and sprayed for invasive weeds within the next several weeks.
- d. Shodan was award a three-year contract for lawn nutrition. The quality of product has been upgraded and soil samples will be obtained throughout the community to assure that we are fertilizing properly.
- e. The Ash trees along Creekside Drive are struggling to survive. 110 trees are currently being treated for Ash Borer Beatle. Thirty-two trees are not being treated because they are damaged so badly that they cannot be saved. Eight Trees have already been removed. The Board is working with the Township on how to replace these trees within the development plan guidelines. We

would like to replace less than what is there because there is so much shade that it is hard to grow grass. It will cost approximately \$250 per tree for replacement.

- f. There will not be any tree trimming this year unless there are any major issues. We will be requesting bids for tree trimming in the Fall.

5. Pool Report and Village Center

- a. Resources were committed to upgrade the operations of the pool and modernized it.
- b. The pool will open on May 24th. It will be staffed with Attendants as it has been in the past.

6. ACC Committee

- a. The ACC handles requests from homeowners for modifications.
- b. Approximately 30 requests were received, and all were approved except one request.

7. Publicity Committee

- a. Rachael encourages everyone to request membership to the closed Facebook page, "The Villages of Creekside Community Events." This page is designed to help keep the members of our community informed about different events occurring throughout the year.
- b. We also have a website, <http://www.thevillagesofcreekside.net/home.html>, where forms and information can be obtained.
- c. Horst is now handling email communication. If you would like to be included on email distributions, please contact Nancy Miller from Horst at nmiller@horstgroup.com.
- d. Creekside is still working in conjunction with Mountain View Living magazine. They send out a monthly newsletter which contains a lot of helpful information for homeowners.
- e. Chris requested that complaints and comments be communicated through Horst and not broadcasted on Facebook, which is meant to be a social network. Action will only be taken on complaints that are received through Horst.

8. Social Committee

- a. Since the last Annual Meeting, a Summer Picnic, Halloween Party, Holiday Party and an Egg Hunt, which have been well attended.
- b. Contact Rachael Bowman if you have ideas for other Social Events or are interested in helping with the events
- c. **The Annual yard sale will be held on May 18th with a rain date of June 1st.**

9. Welcoming Committee

- a. Emily thanked Denise Kuchling for chairing the Welcoming Committee. Denise is doing an amazing job welcoming new neighbors.
- b. A documented group of 15 new neighbors were welcomed since the last Annual Meeting.
- c. Horst mails a packet to new homeowners with pertinent information regarding the Association and the committee simply offers a neighborly welcome to the community, giving a plant as a gift.
- d. We are always looking for volunteers to help welcome new neighbors. Please contact Horst if you are interested in volunteering.

10. Nominating Committee

- a. Scot thanked the members of the nominating committee for their diligent work in filling the open slots and making sure the nomination and voting process goes smoothly. There are 4 nominations and 4 open slots for the Board.
- b. Jen Lamoreux thanks Audrey Leid for managing the nominating process and timing of all notification.

11. Neighborhood Watch

- a. Chris reminded homeowners that the neighborhood watch is comprised of the entire community. If you see something, say something. If you see something suspicious in the neighborhood, the first call you should make is to the North Cornwall Township Police. North Cornwall Township has a non-emergency number all residents can utilize. As a homeowner, you do not need to take action if you are concerned, call the police and they will investigate.
- b. There were no major issues in the Community this year.

12. Community Discussion – Questions/Comments submitted in advance and from the floor

- a. A member asked about plans for resurfacing the basketball and tennis courts. This has been identified as a future Capital Improvement Project. Bids were obtained two years ago, however the Board was committed to the pool improvements. The Ash tree replacement will also be a Capital Project that will need to be addressed.
- b. A member suggested sidewalks along Creekside Drive. The Board has looked into this and agrees that this would be a great addition to the community, but Creekside's stormwater development management plan as listed with the Township does not allow for a sidewalk. The approved pervious surface for a walking path is very costly and most likely would require a special assessment, because the commitment of resources that it would require is not currently within our means.
- c. An addition of a screened in porch in the community does not have siding that is consistent with the rest of the home. The Board is working to resolve the situation.
- d. A new home has been constructed that does not represent the general design of other homes in the community. Because this project was started after Landmark left the community and the owner of the property had the ability to design a structure that met the zoning requirements. The Board is not involved the approval of the design of the home. The Board will research what action can be taken to address inconsistency within the community such as paint colors and will discuss it at their next meeting.
- e. A member has concerns about the Landscaping. Clair Weaver is working with the Contractor on identifying issues and correcting them. The landscaping contract will be reevaluated at the end of the season. It is a one-year contract.
- f. A member asked if all the common ground is owned by the Association. There is a parcel of land on the south portion of Creekside Drive that was never conveyed because the developer, Oaklea Corp, who is now defunct and in bankruptcy. We recently obtained contact information for the attorney for Oaklea and are currently working on having a survey performed in order to provide a deed description of the parcel, so that we can get that parcel conveyed to the Association. Once that happens, we will address the issue of unpaid taxes on the lot.
- g. A member asked if the Association Documents have been amended regarding rental properties. No. The Board is not aware of any rental properties that are in violation.
- h. A member is concerned about speeding in the community. The Board shares the concern and has occasionally contacted the Chief at the Township, who has been very responsive by assigning officers to run speed. Because the roads have been dedicated to the Township, the Association is not in control of adding stop signs. The Township is aware of our concern.
- i. A member asked about who is responsible for maintaining the Village center. The Board is responsible. Concerns regarding the Village Center maintenance should be directed at Horst.
- j. A member is concerned about erosion around the retention pond on Cross Creek Court. The Board has been working with the Township to resolve the issue. Clair Weaver has been meeting with contractors to obtain recommendations and pricing. This will be added as an identified Capital expense.
- k. A concern regarding a sunken grate with a hole beside it was raised. It will be added to the agenda of the next Board meeting to be addressed by the Board.
- l. The stones behind the tennis courts are sinking and a member is concerned that there may be a sink hole. The Board will add this maintenance issue to the agenda for their next meeting.

- m. Street parking concerns were raised. The streets in Creekside have been dedicated to the Township therefore the Township is responsible for parking enforcement.
- n. A concern was raised that people may not be signing into the pool or paying guest fees. Those concerns will be addressed with the attendants. Large groups should have Board approval in advance.
- o. A homeowner had a suggestion for a walking path material that is budget friendly. More information will be provided to Horst.

Scot thanked the church for allowing us to use their facility for our meeting.

The meeting was adjourned at 7:32 PM

Respectfully Submitted,

Nancy Miller
Property Manager