

THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
May 20, 2019

Members Attending: Pat Dorsey, Karen Kohr, Clair Weaver, Chris Gaughan, Jennifer Lamoreux, Dan Fields and Rachael Bowman

Members Absent: Emily Hackleman and Scot Feeman.

Other Attendees: Representing Horst –Nancy Miller

Call to Order

- Pat Dorsey called the meeting to order at 6:30 PM. The Board welcomed newly elected Board member, Karen Kohr.

Meeting Minutes

- The April meeting minutes were reviewed. Chris made a motion to approve the minutes. Dan seconded the motion. All were in favor. Minutes approved. They will be posted to the website.
- The Annual meeting Minutes were reviewed. Clair made a motion to approve the minutes. Chris seconded the motion. All were in favor. Minutes approved. They will be posted to the website.

Financial Report

- The April financials were distributed via email. There is a positive variance overall, most in landscaping due to a delay the village center project and the ash bore treatment invoice will not hit until May. Jen made a motion to accept the financials. Chris 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.

Pool and Splash Pad & Village Center

- Dan Fields presented a proposal from Genesis Lighting and Electric to have the Village Center exterior lighting replaced with updated, more efficient fixtures and the emergency lighting system tested. Capital funds will be used for the project. Pat made a motion to accept the proposal. Clair seconded the motion. All were in favor. Horst will execute the agreement. Dan will request the work to be done before the pool opens.
- Yoga classes at the Village Center - Tabled until the next meeting.
- Pool opening, Friday, May 24th - This was the first year the Association hired a pool company to open the pool. There were some bumps in the road, but if the bacteria tests come back that the pool passed, the opening will be held as scheduled. We will know on Tuesday or Wednesday. It was suggested that the Pool opening contract include more services in the future.
- Pat is looking for more Volunteers to help out with Village Center Maintenance. He can teach volunteers some of the tasks so they can fill in when he is traveling for work. He will also ask the pool attendants if they would like to pick up some extra hours. He needs someone to set up the robotic pool cleaner at night and remove it in the morning. Pat thanked Meredith Fields for her help.
- A homeowner asked who is responsible to place the Village Center Trash cans at the curb to be emptied on Trash pick up day. The pool attendants take care of it during pool season. We will look for a volunteer from the community during the off season.
- A homeowner had expressed concern about erosion where the river rocks are located behind the tennis courts. Clair Weaver volunteered to bury the exposed wire from the pool lights. If further action is needed, Rachael will get a quote from creative touch.
- Pat said that we will need to look at purchasing some pool furniture in the near future.

Architectural Control Committee Report

- Question from annual meeting about a screened in porch in the community - The Board reviewed the documentation regarding this request. The ACC at the time of the request was satisfied with the changes that were made. The Board considers the matter closed.
- Home on Waterside - ACC approval starts only after a home has the first deed.
- A request for an addition of a pool and two-car garage was reviewed by the Board. It was decided to set up a time for the ACC to meet with the homeowner in order to better visualize the project.

- A homeowner reached out to Horst regarding installing French drains on his property to correct a drainage issue. No landscape request would be required for this project; however, the homeowner should check with the Township to see if a permit is needed.

Lawn and Landscaping

- Karen Kohr presented a proposal from 50 Shades of Green to spot spray invasive weeds in the Buffer. Karen is applying for a \$700 rebate from Penn Sate to help cover this cost. Karen Motioned to accept the proposal. Racheal seconded the motion. All were in favor. The landscape committee will work with the contractor to schedule the spraying. Reseeding these areas was discussed
- Karen met with an organization, the Riparian Rangers, who will remove non-mature Bradford pear trees and plant native trees in the Buffer at no cost to the Association. They will also weed whack around the base of the existing trees.
- It was reported that the grate with holes surrounding it on Meadowood has been taken care of by the Township.
- The lawn mowing continues to improve. Clair Weaver is watching closely and working with the contractor.
- The landscape committee continues to watch the fertilization to ensure that no areas are being missed. A soil sample report will be forthcoming.
- Clair Weaver is working on a long-term plan for tree work which must be submitted to the Township.
- Cross Creek Court Storm Drain - Clair Weaver has obtained quotes for this and another storm drain with issues. He is working on getting more quotes. The Board identified this a Capital project with high priority.
- There is a homeowner that has placed a trampoline on common area and another home that has placed a raised garden in common area. Horst will send letters.

Publicity Committee Report

- Nothing new to report

Social Committee

- The Annual Yard Sale was held on May 18th.
- The Annual summer picnic will be held on Sunday, July 14th. Rachael will create an event on Facebook and list it on the website. More details to follow.

Neighborhood Watch

- Nothing new to report.

Welcoming Committee

- Nothing new to report.

Nominating Committee

- Nothing new to report.

Management Report

- Nancy asked the Board to review a list of Committee Volunteer and make any corrections. An update copy will be posted to the website.

Any Other Business

- Parcel of Land owned by Oaklea Corp. – Tabled to the next meeting when Scot is present.
- Homeowners who have concerns about speeding in the community should report the issue to the police, who are usually very responsive.

The meeting was adjourned at 8:38 PM.

Next Meeting Date

- Board Meeting - Monday, June 17, 2019 at 6:30 PM at the Village Center

R. Scot Feeman, President

Nancy Miller, HPM