

THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
June 17, 2019

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

Members Absent: Emily Hackleman and 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 May meeting minutes were reviewed. Pat made a motion to approve the minutes. Clair seconded the motion. All were in favor. Minutes approved. They will be posted to the website.

Financial Report

- The May financials were distributed via email. There is a positive variance overall, mostly in landscaping due to a delay the village center project and the property taxes being budgeted in May, but not due until July. Rachael made a motion to accept the financials. Clair 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

- Genesis Lighting and Electric replaced the Village Center exterior lighting with updated, more efficient fixtures. Capital funds will be used for the project. There has been positive feedback with the result.
- Yoga classes at the Village Center - Scot reviewed a proposal and Bio from Sue Gibson to hold yoga classes on Thursday evenings for one hour at \$12 per class in the Village Center exclusively for Creekside residents. The Board unanimously approved the proposal. Horst will send out an email blast and post it on Facebook.
- The pool opened as scheduled. The cover was not put away properly and payment was withheld until corrected. The pool cover is now put away properly and Pat Dorsey authorized Horst to pay the bill for the pool opening.
- Splash pad issues - Pat received a verbal quote to repair the Splash pads from If It's Water for roughly \$12,000. To fix it permanently, both pumps would have to be replaced with upgraded pumps. It was decided that it should not be "bandaided" and tabled until the next meeting. This will be added to the list of capital improvement items needed in the community.
- The AC in the Village center is in need of servicing/repair.
- Discussion about vaping in the pool area - Number 8 of the pool rules states, "Glass items, alcoholic beverages or tobacco products are not permitted at the Pool." Because E-cigarettes contain nicotine, which is extracted from tobacco, this rule would also apply to Vaping. A sign will be posted on the bulletin board in the Village Center.

List of Capital Improvement Projects - The Board discussed the following list of Capital Improvement Projects and their approximate costs. This topic was tabled until the next meeting in order to give the Board a chance to digest the information.

- Splash Pad - does not work - cost to upgrade and replace pumps is \$12,000 estimated.
- Resurface Tennis (\$6,500) and Basketball (\$4,500) courts - additional services such as preparation and crack repair would have an additional cost of about \$3,000.
- Storm drain on Cross Creek Court - one quote received for \$17,745 to correct issues.
- Tree Replacement - Landscape Committee is working on a long-term plan, but Clair estimated each tree removed, stump ground and replaced would cost about \$1,300.
- New Roof/Gutters on Village Center - \$10,000 - \$15,000 estimated.

Architectural Control Committee Report

- The ACC has received 17 requests in 2019 and approved 14. Three are still pending.
- There is a home on Pondsides that is requesting to screen in their patio. The ACC should ask for a more comprehensive plan.
- A request to install a flagpole was discussed.

Lawn and Landscaping

- The Village Center Landscape project has been completed. The Board thanked Rachael Bowman for her efforts.
- Clair is going to get pricing to add mulch to the playground area.
- The Landscaping contract includes treating weeds in beds and around all obstacles, etc. with broad spectrum herbicide. This is a common practice by landscapers. Clair has asked Integrity not to make the treated areas around the light poles, etc. quite as wide in the future, as it does not look very nice.
- Clair is getting pricing to remove three trees that overhang the tennis courts.
- Soil Samples analysis was reviewed by the Board. Shodan has recommended that we add lime to the fertilization schedule. Shodan verbally quoted a range of \$200-900 to Clair. Nancy will ask Shodan for a formal quote.
- Tree Work - Clair plans to meet with the Landscape committee and work on a long-term plan to remove and replace the dying ash trees. Currently there are 11 trees that are completely dead. Clair has requested quotes to remove them and replace them with 8 trees.
- Storm drain on Cross Creek Court - Clair has obtained on price to fix the storm drain. More quotes are expected.
- There was a discussion about some trees on Meadowood to determine if they are common area trees or if a homeowner is responsible for them.
- Buffer/Meadow
 - The invasive weeds were sprayed by 50 Shades of Green, creating dead spots in the meadow. This was necessary in order to eliminate invasive weeds in order for grass seed or native plants to grow.
 - Karen Kohr has a walk through of the Buffer scheduled with Riparian Rangers and the Chesapeake Alliance scheduled on June 25, 2019.
 - Several Tree that were recently planted in the Buffer were damaged by the landscaper. Integrity has agreed to replace the trees that were damaged.

Publicity Committee Report

- Nothing new to report

Social Committee

- The date of the Summer Picnic has been changed to August 11, 2019. Rachael Bowman will create a Facebook event for the picnic. Nancy will send out an email blast.

Neighborhood Watch

- Nothing new to report.

Welcoming Committee

- Nothing new to report.

Nominating Committee

- Nothing new to report.

Management Report

- Property Maintenance Violations Reporting process - All reports regarding Property Maintenance Violations should be reported to Horst. Anonymous complaints will not be accepted. A violation warning letter will then be sent from the HOA giving the homeowner 15 days to correct the violation. If the violation is not corrected in 15 days, they will be fined according to Creekside's Enforcement Policy and reported to the Township.

Any Other Business

- Parcel of Land owned by Oaklea Corp. – Scot is working on a plan and cautioned the Board that significant costs may be involved.

The meeting was adjourned at 7:50 PM.

Next Meeting Date

- Board Meeting - Monday, July 15, 2019 at 6:30 PM at the Village Center

R. Scot Feeman, President

Nancy Miller, HPM