

THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
July 16, 2018

Members Attending: Scot Feeman, Andy Onushco, Jennifer Lamoreux, Emily Hackleman, Chris Gaughan and Rachael Bowman

Members Absent: Andrew Surmacz, Dan Fields and Pat Dorsey.

Other Attendees: Representing HPM –Nancy Miller

Call to Order

- Scot Feeman called the meeting to order at 6:35 PM.
- Officers/Committee chairs – Scot recommended that officers and committee chairs stay the same. Dan Fields has been doing a great job helping Pat with the Pool and Splash Pad and Village Center. Cheryl from Horst will continue to send Architectural requests to Eric, who will make a determination, which Scot will sign. Andy made a motion to continue operating in this manner. Rachael seconded. Motion carried unanimously.
- Andy will be resigning from the Board in November when he moves. His term expires in May of 2019. Andy recommends Clair Weaver as an interim replacement.

Meeting Minutes

- The June meeting minutes were reviewed. There were no corrections or additions to be made. Emily made a motion to approve. Chris seconded. Motion carried unanimously.

Financial Report

- The June financials were distributed via email. There is a \$5,000 negative variance. The Board asked Nancy Miller to look into the reason for the variance and report back to them. Emily made a motion to accept the financials. Rachael seconded. Motion carried unanimously.
- Nancy Miller reviewed the late fees. Nancy has notified all delinquent homeowners that their pool fobs will be deactivated on July 20th if they have not paid by then.

Pool and Splash Pad & Village Center

- Pat obtained two estimates for replacing the six motion lights that are not working or stay on all the time - \$2,200 (LANCO) and \$2,500 (Lapp.) Pat is also looking into some local electricians.
- The pool and Splash Pad have been running fine. There have been no further instances of poor behavior.

ACC

- There was one request for a pergola, which was approved.

Lawn and Landscaping

- Homeowners have received Roadway Clearance Violations from North Cornwall Township due to low hanging branches and have been asked to be complaint by September 1, 2018.
- The Board will monitor if grass clippings in the road are a problem.
- Andy is in the process of obtaining quotes for tree removal at the Village Center. The quote from Climb High came in at \$7,650. Andy feels that the price for the debris removal is high and will look for another company to quote.

Publicity Committee

- Ideas for the magazine would be appreciated.

Social Committee

- The Community Picnic was successful. \$100 was spent on food.
- Although there are no activities currently planned, ideas were presented such as fun snacks for kids and a Halloween party.

Neighborhood Watch

- Nothing new to report.

Welcome Committee

- Cheryl from Horst will consistently send Denise a monthly report of new homeowners in the Community, even if there are no new homeowners.

Nominating Committee

- Nothing new to report.

Management Report

- All mail is now being forwarded to Horst
- There was a request from two homeowners to allow responsible consumption of alcoholic beverages in the pool area. Due to liability reasons, including not having a professional life saver on duty at all times, the Board is not considering allowing alcoholic beverages in the pool area at this time.
- A homeowner asked if the Board would consider installing a solar operated pool heater. The Board took it under advisement, as they did not know the cost of the system, other expenses associated with maintaining it, and the fact that it is not in the Budget.

Any Other Business

- Stormwater Credit Determination – Keep this on the agenda for next month as we have not received pricing.
- Posted Tax notice – Scot will request a judicial note to have the parcel of land turned over to the Association.
- Buffer Discussion – Scot, who had a meeting with Karen Korr, commended her and the Committee for all their time and hard work. To do everything the Committee feels is necessary is estimated to cost over \$20,000 and should be done in stages due to financial constraints. Scot recommended that the Board approve the spraying for the weeds to be done immediately. Rachel moved to approve, Jen seconded the motion. The Motion was unanimously carried with the contingency that the contractor provide EPA certification.
- Village center landscaping – Rachael presented a quote that will be voted on at the August meeting.

The meeting was adjourned at 8:05 PM.

The next Board meeting is Monday, August 20th at the Village Center. Scot is unable to attend.

R. Scot Feeman, President

Nancy Miller, HPM