

**Creekside HOA Board Meeting Minutes**  
**February 15, 2020 via Zoom**

Members Attending: Chris Gaughan, Clair Weaver, Karen Kohr, Kevin Kohr, Rachael Bowman, Emily Hackleman, Dan Fields, and Lorie Ann Bartal.

Members Absent: Bill Kuchling

Other Attendees: Representing Horst Management – Rebecca Leader

Call to Order – Chris called the meeting to order at 6:34 PM.

Approval of Minutes from January 18<sup>th</sup> Board Meeting

- Motion to approve the January 2021 Board Meeting Minutes – Clair, Second – Lorie Ann. All were in favor. Minutes will be posted to the website.

Financial Report

- Lorie Ann reported that operating income is better than the previous month due to assessment income. Late fees are primarily due in part to two recurring homeowner delinquencies.
- Late Fees – One delinquent homeowner paid \$5,099.25 on 2/8/21. An attorney fee in the amount of \$257.00 remains. An issue with the Complaint in Foreclosure occurred for another delinquent homeowner and will be reissued by the attorney.
- An EFT notification was provided to all homeowners to remind them about the benefits of the program and the enrollment process.

Pool and Maintenance Committee Report

- Dan will schedule the dewatering of the Village Center several weeks before Memorial Day.
- Kevin and Dan are overseeing the Village Center door repair project in conjunction with Reed's Lock and Access Control. The Committee is considering a plan of security that will link the laptop, cameras, and front doors.
- Emily stated that the security system is functional but could use an overhaul. The front doors required repairs. Pool deck repairs encompass minor and major issues. The building side of the deep end contains an area with loose pieces of concrete that need to be repaired prior to the 2021 pool season.
- Kevin is in the process of obtaining proposals to repair the pool deck area.
- The retaining wall at the basketball court was discussed. Reparging is a temporary solution. Karen contacted a vendor that specializes in retention walls. This individual recommended a vendor who will be visiting the site to provide an opinion and proposal. Board members have concerns about the financial impact of these projects.
- Pool furniture replacement was discussed. The Board is investigating ideas for cost effective furniture options.

Architectural Control Committee Report

- Three requests were approved since the last meeting, which included a front walkway and landscaping installation, deck installation and patio reconstruction. A roof violation was reviewed and approved by the ACC.

#### Lawn and Landscape Committee Report

- Karen provided an update on the latest sinkhole project. The sinkhole was repaired and opened up following these repairs. The vendor will rectify this when weather conditions improve.
- There is a junk removal sign in the median area that will be removed by Chris. Only open house signs are permitted for a 24-hour period.
- Clair requested an update regarding the flagstone walkway between the HOA fence and Oak Street. A homeowner contacted Horst about snow removal of the walkway. The Board confirmed that this is a Township responsibility and Rebecca responded to the homeowner accordingly.

#### Publicity Committee Report

- Nothing new to report.

#### Social Committee Report

- Rachael reviewed three options for the Little Free Library. The cheapest option is \$150 via Amazon. There is a second unfinished option for \$460 available on Etsy that can be painted or stained. The costliest option is a composite library for \$570 via the Little Free Library website. Suggestions were made including Martin's and a vendor in Fontana.
- The Girl Scout Cookie Booth event was approved by the Board for 3/27/21 from 9:00 – 11:00 AM and will be held at the Village Center.

#### Welcome Committee Report

- No new homeowners recorded for 2021 so far.

#### Neighborhood Watch Committee Report

- Nothing new to report.

#### Nominating Committee Report

- Nothing new to report.

#### Horst Property Management Report

- Nothing new to report.

#### Other Business

- The Annual Meeting is slated for 5/3/21 at 6:30 PM. Chris proposed a virtual meeting. Rules will be instituted, and questions will be provided to the Board prior to the meeting. Motion to implement a virtual meeting by Emily. Second – Lorie Ann. All were in favor. Karen expressed concerns about the technical piece. A call option is available to all homeowners.
- Kevin conferred with the Township regarding lighting at community entrances. He will continue conversations with Penn DOT, etc.
- Clair inquired about the Oaklea situation. Chris will follow up with Scot Feeman.

#### Next Meeting Date

- 3/15/21 at 6:30 PM

Adjournment – 7:19 PM