

THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
March 19, 2020 – via zoom

Members Attending: Scot Feeman, Chris Gaughan, Karen Kohr, Clair Weaver, Dan Fields, Rachael Bowman, Lorrie-Ann Bartal, Emily Hackleman, and Jennifer Lamoreux.

Members Absent: none

Other Attendees: Representing Horst –Nancy Miller

Call to Order

- Scot Feeman called the meeting to order at 6:33 PM. Lorrie-Ann Bartal, who replaced Pat Dorsey was welcomed to the Board.

Meeting Minutes

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

Financial Report

- The February financials were distributed via email. There was a positive variance overall. Rachael made a motion to accept the financials. Jen seconded. Motion carried unanimously.
- Santander Account - Horst does not have access to the Santander account. Scot will close out the account and merge the funds with the Mutual of Omaha Account so that Horst can pay the bills for the capital improvement projects. He will also obtain a 2019 year end statement so that the tax return can be completed.
- Nancy Miller reviewed the late fees. There are 5 homeowners who have not paid their January assessments and are asked to do so immediately. The Board strongly recommends auto draft (EFT) for all homeowners. Please contact Horst for more information. The Board discussed withholding ACC Approval if a homeowner that owes assessments makes a request. Nancy will research the process for this. Tabled until the April meeting.
- The Board discussed foreclosure proceedings against a delinquent homeowner.

Pool and Splash Pad

- Splash Pad – Chris volunteered to take the lead in brainstorming other options for that area.
- Invoice approval protocol – Horst is authorized to pay all utility; Dan will approve all invoices for the Village Center. Karen will approve all invoices relating to Landscaping, except tree work, in which case, Clair will approve. Clair will approve all pool related invoices that are not chemicals or regular services. Board members will approve invoices for any special project that they took the lead for.
- Pool Opening and weekly service – Nancy presented two options for pool service. Rachael motioned to accept the Proposals from Red Rose pool service based on Pat Dorsey's recommendation. Emily seconded the motion. All were in favor. Nancy will set up the pool opening and weekly service with Red Rose.

- Volunteers – The need for volunteers was discussed. Clair volunteered to be the on-site contact for the pool service as a back up to Pat and Nancy. We need a volunteer to manage the fob system. Nancy can do it if it is set up at Horst.
- An application for Pool Attendants will be posted on the website. Those interested will submit their application to Horst. Emily volunteered to hold interviews.
- The Board discussed a reporting protocol for the pool attendants. Nancy will create an incident report form for the pool attendants to fill out and submit to Horst when there is an issue.
- All homeowners should be reminded that they will not have access to the pool if they are delinquent with their dues. This is stated on the letters sent out by Horst.
- The Board thanked Meredith Fields for keeping the pool and Village Center stocked with supplies for the past several years. This will now become a responsibility of the pool attendants to call in orders to Nancy and she will order and have them shipped to the Village Center.

Maintenance - Village Center

- Village Center Opening – Nancy has arranged for Lanco to de-winterize the Village Center so that the court resurfacing company has access to water, however, it will not be open to the community until it is appropriate.
- One-time cleaning of Village Center – The Board discussed hiring a company to perform a one-time cleaning of the Village Center. Nancy will work on an RFP and schedule a walk through with the companies that are interested.
- The sequence of events should be remove furniture, deep clean, pest control.
- Resurfacing Project – Brenneman will begin cleaning the courts as their schedule allows. The Board was asked to choose colors for the Courts. Karen motioned to choose a blue court with a gray background. Chris Seconded the motion. Motion passes.
- Wall of Basketball Court - it was noted that the wall at the basketball court needs repair. This is a cosmetic issue and not structural. Board members are going to look at it and will comment at the April meeting.
- Juniper removal - The 3 junipers along the Basketball Court were removed. The Board will take a look at it discuss if anything needs to be planted there at the April meeting.

Architectural Control Committee Report

- The Board discussed two open requests.
- Open violations were discussed.
- The time frame for approving requests was discussed.

Lawn and Landscaping

- Ash borer treatments – Clair recommends that we continue the soil injections with the ash trees as it appears to be working and is more cost effective than removing and replacing the trees (about 100.) Racheal motioned to approve the proposal from Housers. Dan seconded the motion. All were in favor.
- The Penn State Group would like to plant \$additional flowering berry shrubs in the buffer area along the bank. The cost is about \$20 total. A vote was taken and the majority of the Board voted against doing this.

Due to the lateness of the hour, all other agenda items were tabled until the April meeting.

The meeting was adjourned at 8:20 PM.

Next Meeting Date

- Board Meeting - Monday, April 20, 2020, 6:30 PM at the Village Center or Zoom.

R. Scot Feeman, President

Nancy Miller, HPM