

**CREEKSIDE HOA BOARD MEETING MINUTES**  
**September 20, 2021, via Zoom**

Members Attending: Dan Fields, Rachael Bowman, Karen Kohr, Kevin Kohr, Emily Hackleman,  
 Jim Eichelberger, and Lorie Ann Bartal.

Members Absent: Chris Gaughan and Matt Lebo

Other Attendees: Representing Horst Management – Nancy Miller

Call to Order – Lorie-Ann Bartal called the meeting to order at 6:30 PM

- Welcome new Board Member, Jim Eichelberger
- Approval of minutes from 8/16/21 meeting – There were no questions or changes. Emily motioned to approve the minutes. Kevin seconded the motion. Minutes approved. They will be posted to the website.

Financial report

- August Financials – Lorie-Ann reported that the Financials align with her expectations.
- Late Fees – Nancy review the late fees. The constable was unable to serve the order of execution to a homeowner before the Order of Execution expired. The attorney is filling out paperwork to have the order of execution reinstated.
- Reminder – New late fee policy (\$35 flat late fee if not paid by the 7<sup>th</sup> and \$35 charged every month on the 7<sup>th</sup> until the balance is paid) goes into effect for the October 1<sup>st</sup> (4<sup>th</sup> Quarter) assessment.
- 2022 Budget – All Board members must submit items and estimated costs for 2022 Operational items by September 30 so that they can be considered and incorporated into the budget. The Finance Committee plans to meet with the purpose of compiling a draft budget to present at the October 18<sup>th</sup> Board Meeting. The Board will vote on the final approval of the 2022 budget at the November 15<sup>th</sup> Board Meeting. Karen had some questions about the Landscaping budget. Nancy and Karen will talk outside the meeting so her questions can be answered.

Maintenance Committee

- Pool – The committee is scheduling pool closing with If it’s water after the main drains are replaced by the scuba diver. The committee helps to put the cover on. The furniture needs to be washed and put away.
- Village Center – Dan reported that he is challenged by getting responses from concrete contractors. Long excavating is the only contractor that has bid on the concrete work. Those numbers can be used as a guide for budgeting.

Architectural Control Committee report

- Requests submitted or open since the July Board meeting:

Address	Name	Request	Date rec.	Date Appr.
703 Brookside	Byler	Paint Shutters “Blueprint” by Behr	7/28/21	Color Not approved
528 Waterside	Biado	Remove & replace 2 trees*	8/10/21	8/26/21
1026 Glenwood	Lowrie	Pavilion & Landscaping	8/10/21	8/30/21
711 Brookside	Morrison	Tree Removal	9/2/21	9/21/21
51 Oak Knoll	Garman	Mailbox and Landscaping	9/13/21	More info requested

The Board discussed creating a color palette to help clarify what colors are appropriate to use in the community.

Lawn and Landscape Committee report

- Karen reported that she is working on having one company do all the grounds maintenance work. Karen would like add tree trimming and fertilization into one contract along with the mowing.
- Sink Holes – PG Martin recommended that we fill the depression with dirt and tamp it down as it does not seem to be an actual sink hole. The other sink holes reported are on homeowner property.

Publicity Committee report

- Sign Estimate presentation – Rachael shared two estimates that she collected to replace the dated signs at the Village center. The cost for two signs for the Village Center is \$3,300. To replace the remaining signs would be \$3,200. A vote was taken and the majority of the Board voted in favor of replacing the two signs and asking Horst Signs to make a commitment on pricing if we replace the remaining signs within the next 12 months.

Social Committee report – The Halloween Event will be on October 24<sup>th</sup>.

Welcome Committee report – New homeowners are welcomed with a plant.

<b>Homeowner Name</b>	<b>Address</b>	<b>Settlement Date</b>	<b>Plant purchased</b>
Steven & Kristie Pepper	1012 Glenwood Lane	6/29/21	8/25/21
Kyle Gorman	911 Meadowood Circle	7/16/21	8/25/21
Ian & Melissa Huffmyer	31 Oak Knoll Circle	8/6/21	9/3/21
Kara & Robert Taylor	920 Cross Creek Court	8/6/21	9/3/21
Josh & Elaine Lewis	901 Meadowood Circle	8/6/21	9/3/21
Alan Swanson	539 Waterside Circle	8/12/21	N/A

Neighborhood Watch Committee report – Nothing new to report

Nominating Committee report – Nothing new to report.

Horst Property Management report – Nancy spoke briefly about a new software program that Horst is transition.

Other Business

- Oaklea Parcel of Land – Reminder to send Nancy Questions
- Updating/revising Rules and Regulations – Board members should send your questions and comments. The draft will be emailed again. The Board discussed meeting outside of the Board meeting, in the Village Center to have a more in-depth discussion.

Next Meeting Date – October 18, 2021, at the Village Center.

Adjournment was adjourned at 7:57 PM.