

THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC
ANNUAL HOMEOWNERS MEETING
May 31, 2017

Members attending: Scot Feeman, Chris Gaughan, Andy Onushco, Rachael Bowman

Members absent: Pat Dorsey, Kevin Showalter, Donna Cruz, Eric DiBiaso, Jennifer Lamoreux

Horst Property Management: Holly Widdowson

Homeowners: 11 homes were represented by proxy and 14 homes were represented at the meeting.

Scot Feeman called the meeting to order at 6:32 PM

1. Welcome from the President

- a. Scot thanked the homeowners who did attend the meeting and gave a brief overview of the current and upcoming community projects. The roads will be paved and dedicated to North Cornwall Township by the end of June. The filtration system for the pool has been replaced and the pool itself has been resurfaced. This has been a good year for the Board as many projects have been completed and the Association is in good financial standing.

2. Approval of Minutes

- a. The minutes from the 2016 annual meeting were sent out with this year's meeting notice. Andy made a motion to approve the minutes as written. Chris seconded. Motion carried unanimously.

3. Financial Report and Audit Committee

- a. Chris gave an overview of the current financial standings. In the 1st quarter there was \$58,714 in operating and capital reserves held \$133,320. Compared to 2016 it is slightly less in both categories; however, it is nothing to be concerned about as there is an ebb and flow from year to year depending on what items the Association is tasked with.
- b. Chris noted the capital reserve fund is very healthy. This fund is used to maintain and repair items such as the pool, village center, basketball & tennis courts. All of the aforementioned items are approximately 20 years old. As Scot mentioned in his opening remarks the pool was given a complete overhaul this year. The Board will be eyeing the village center roof as well as the basketball & tennis courts for upgrades in the coming years.

4. Lawn and Landscape Committee

- a. Andy noted that the Association is on its 2nd year of a 4-year contract with Climb High Tree Service to trim the trees along Creekside Drive and in the cul-de-sacs. This year the trees will be trimmed from Ramblewood down to the bridge. Next year will include from the bridge to Rt. 241
- b. A 3-year contract was just signed to have the Ash trees treated for ash borers. Andy estimated this to be about a 7-year process. It is less expensive to treat them as opposed to taking them all down.

5. Pool Report and Village Center

- a. Scot gave the pool report on Pat's behalf. As Scot and Chris had mentioned previously, there have been substantial upgrades to the pool. The Village Center and tennis & basketball court upgrades will continue in the coming years.

6. ACC Committee

- a. Chris gave the ACC report on Eric's behalf. There were no changes made in 2016 to the ACC committee and the request form will remain unchanged.
- b. Since 2014, the approval times have been approximately one week for submitted requests. Eric encourages homeowners to include their email address as this will help to speed up the process for approvals or requests for more information. Please be sure to include as much information as possible, such as sketches and distances to property lines as this helps the committee to envision and process requests faster. Failure to do so may delay your request.
- c. Forms are available online or by contacting Horst. If you have any questions or wish to join the committee please contact Eric at edibiaso@gmail.com

7. Publicity Committee

- a. Rachael noted that Colby Perkins has moved out of the community. He had been responsible for maintaining the website as well as sending out email blasts to residents. David Hlatky was willing to take over the email blasts while Rachael has now taken over the role of webmaster. She also maintains the Facebook page and newsletter.
- b. Creekside is still working in conjunction with Mountain View Living magazine. They send out a monthly newsletter which contains a lot of helpful information for homeowners.

8. Social Committee

- a. Rachael spoke on Jen's behalf. The Spring Easter Egg Hunt was successful.
- b. There are several other events that are scheduled; however, volunteers are needed. Anyone with ideas for other events or those willing to help chair events as these are time consuming tasks are encouraged to contact Rachael or Jen.

9. Nominating Committee

- a. Scot thanked the members of the nominating committee for their diligent work in filling the open slots and making sure the nomination and voting process goes smoothly.

10. Neighborhood Watch

- a. Chris reminded homeowners that the neighborhood watch is comprised of the entire community. If you see something, say something. North Cornwall Township has a non-emergency number all residents can utilize. As a homeowner, you do not need to take action if you are concerned, call the police and they will investigate.

11. Community Discussion

- a. There were several questions asked prior to the meeting and during the meeting. The property manager was unable to attend nor was a quorum established to hold a Board meeting prior to the annual meeting in order to address many of the submitted questions. All questions asked prior to the meeting and at the meeting will be addressed at the next Board meeting. Responses will be given directly to the homeowners asking the questions as well as made part of the next Board of Directors meeting minutes.

The meeting was adjourned at 7:12 PM

Respectfully Submitted,

Holly Widdowson
Property Manager