

THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
September 17, 2018

Members Attending: Chris Gaughan, Clair Weaver, Jennifer Lamoreux, Emily Hackleman, Dan Fields and Rachael Bowman.

Members Absent: Andrew Surmacz, Scot Feeman and Pat Dorsey.

Other Attendees: Representing HPM –Nancy Miller

Call to Order

- Chris Gaughan called the meeting to order at 6:30 PM.
- Delores Lingfelter of 501 Waterside Circle addressed the Board regarding issues with the drainage ditch between 500 and 501 that is affecting the front lawns. The Board advised Delores to call the Township as they are responsible for any area that falls within 25 feet from the center of the road. Delores will call the Township.
- Chris Gaughan made a motion that Clair Weaver take over the term of Andy Onushco, who has resigned from the Board. Rachael Bowman seconded the motion. All were in favor. Clair Weaver will serve on the Board and as Chair of the Landscaping/Grounds committee until Andy's original term expires in May 2019. The Board thanked Clair for stepping up into the role.

Meeting Minutes

- The August meeting minutes were reviewed. Emily made a motion to approve the minutes. Rachael seconded the motion. Minutes approved.

Financial Report

- The August financials were distributed via email. There is a positive variance of \$7,500 to budget overall. Clair made a motion to accept the financials. Jen seconded. Motion carried unanimously.
- The Board approved a contract with J. Hubler in July to remediate the sink holes. Chris made a motion to fund it through the Mutual of Omaha reserve account. Dan seconded the motion. All were in favor.
- Nancy Miller reviewed the late fees.

Pool and Splash Pad & Village Center

- The pool and splash pad have been shut down and will be winterized this week. The Board would like the broken pump repaired before the beginning of next season.
- Pat is looking into alternate companies to open and close the pool.
- A discussion about the motion lights was tabled until the next meeting.

ACC

- There have been very few requests. Eric has reached out to Dan to get him up to speed.
- There was an addition that was approved by the ACC that does not match the siding of the rest of the home. Nancy followed up with the homeowners and the siding has since been stained a darker color and the trim has been painted white. Eric visited the home and found it acceptable.

Lawn and Landscaping

- Storm Drain on Cross Creek Court – Clair felt that this area should be Township responsibility. Jen had an email from Steve Sherk dated 2/5/17 stating that the Township is working on a solution to the problem. The Board is interested in having Jeremy Hackleman look into this and make some recommendations. The Board would also like for Scot to approach the Township.
- 2019 Landscape contract – Penn Turf submitted a 3-year contract with no increase. The Board feels that it is their fiduciary duty to obtain other quotes for comparison. Clair will work on a scope of work and approach Shodan and Grass Roots.
- Climb High took care of trimming the branches of the trees along the road to avoid fines from the Township.
- Dan asked questions about the Ash bore treatment contract with Housers. There are 140 ash trees in the community. Dan suggested that a long-term strategic plan be developed for replacement. Homeowners also have the option of replacing the Ash trees at their own cost by submitting a Landscape request to the ACC for approval and possibly seeking a contractor who will offer a discount. Discussion tabled until the next meeting.

Publicity Committee

- Nothing new to report

Social Committee

- The Annual Halloween Party is scheduled for Sunday, October 28 from 2-4 PM at the Village Center.
- The Annual Holiday Party is tentatively scheduled for Sunday, December 2nd, from 3-5 PM. We are looking for someone to volunteer to chair this event.
- The Board requested that Nancy reach out to Andrew to see if he is interested in helping with the parties.

Neighborhood Watch

- Nothing new to report.

Welcome Committee

- Denise is doing a great job and has been timely with welcoming new homeowners.

Nominating Committee

- Nothing new to report

Management Report

- Nancy is working on the 2019 Budget.

Any Other Business

- Stormwater Credit Determination – Keep this on the agenda for next month as we have not received pricing.
- The Association received a public notice of hearing from Tom Long regarding 1585 Colebrook Road.
- A discussion was had about interpreting the declaration in regards to rental properties, which states, “No Residential Unit shall be used for any purpose other than a private dwelling for the Owner or Owners and his, her or their immediate family, or a functional equivalent of a family, or by a person’s or persons’ immediate family to whom the Owner has leased the Residential Unit.”

The meeting was adjourned at 7:44 PM.

The next Board meeting is Monday, October 15th at the Village Center.

R. Scot Feeman, President

Nancy Miller, HPM