

THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
November 18, 2019

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

Members Absent: Pat Dorsey

Other Attendees: Representing Horst –Nancy Miller

Call to Order

- Chris Gaughan called the meeting to order at 6:28 PM.

Homeowner request to dispute violation - A homeowner addressed the Board regarding a violation they received about having an unpermitted fence on their property.

Meeting Minutes

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

Financial Report

- The October financials were distributed via email. There is a positive variance overall. Jennifer made a motion to accept the financials. Clair seconded. Motion carried unanimously.
- Nancy Miller reviewed the late fees. There are nine homeowners who have not paid their October their assessments and are asked to do so immediately. The Board strongly recommends auto draft (EFT) for all homeowners. Please contact Horst for more information.

2020 Budget

- Scot, Chris and Nancy met before the Board meeting to review a Budget Draft. The previous draft had included a \$25 per quarter per home increase, however, the Board was able to scrub some items and adjustments were made based on actual costs, resulting in the increase only being \$10 per quarter per home. Assessment have not been raised since 2015. It is necessary to increase fees as the property ages. Costs for Landscaping, Pool and Village Center maintenance have increased, and more attention is being given to the Buffer area. Dan made a motion to approve the 2020 budget with a \$10 per quarter increase. Chris seconded the motion. All were in favor. 2020 Budget approved. Nancy will work on a letter to accompany the budget when distributed to homeowners, explaining why the increase is necessary and send a draft to the Board for additions and approval.

Pool and Splash Pad

- Splash Pad - The Board will continue to discuss the Splash Pad at subsequent meetings.

Maintenance - Village Center

- Winterizing Village Center - Nancy has reached out to Lanco and will schedule the winterization the second week in December.
- Village Center Roof Replacement - This has been scheduled for the week of 2/10/20.
- Resurfacing Project - The tennis and basketball courts are scheduled to be resurfaced in the Spring before the annual meeting.
- Wall of Basketball Court - it was noted that the wall at the basketball court is in need of repair. This is a cosmetic issue and not structural, therefore it will be addressed in the spring.

Architectural Control Committee Report

- Open requests - There is one open request for landscaping that is under review by the ACC.
- Unapproved changes - All reported unapproved changes will be addressed by requesting documentation of the written approval. If there is no previous written approval, homeowners will be asked to submit a retroactive request to the ACC. If the request is denied, the homeowner will receive a violation warning and given 15 days to correct the violation according to The Villages of Creekside Enforcement Policy before being fined.
- List of recommended paint colors - Dan and Emily are working on putting together a list of recommended neutral exterior paint colors.

Lawn and Landscaping

- 2020 Contract - Clair and Karen have been working on the RFP for the Landscaping contract. The Board asked them to merge their ideas in Committee and send the finished product to the Board for approval. Once approved by the Board, it will be sent out for bid. Time is of the essence in order to secure a contractor for the 2020 season.
- Playground mulching - Karen obtained quotes for mulch on the playground. \$1000 was budgeted in 2020 and it will be completed in the Spring.
- Tree Work RFP - The RFP has been sent out to five contractors. All are interested, however one of them had to drop out because they were not certified arborists. Nancy and Clair will distribute the proposals to the Board for review once they are received.
- Buffer/Meadow report - Rebar will be installed along the banks of the Creek to monitor the expansion of the banks of the creek. A second tree planting for next year is being planned.
- The Cross Creek Court storm drain has been repaired. The Board is pleased with the work that was done.
- There is a sink hole on Ramblewood. The Board agreed that it should be taken care of as soon as possible at the Committee's discretion.

Publicity Committee Report

- Nothing New to report.

Social Committee

- Halloween Party - Despite the date change, it was well attended by about 25-30 people.
- The board discussed cleaning out the Village center - removing unused shelves and old paint cans.
- The annual Holiday Party will be held on December 8, 2019 - 3:00 - 5:00 PM. We are looking for someone to chair the event.

Neighborhood Watch

- Karen asked how the graffiti under the bridge is typically addressed. Homeowners are encouraged to report this issue to the Township.

Welcoming Committee

- Nancy sent a list of new homeowners to the committee.

Nominating Committee

- Nothing new to report.

Management Report

- Trash Removal Update - Nancy has made contact with other trash haulers and is in the process of answering their questions in order for them to get us pricing.

Any Other Business

- Parcel of Land owned by Oaklea Corp. – tabled until next meeting

The meeting was adjourned at 7:40 PM.

Next Meeting Date

- Board Meeting - Monday, January 20, 2020, 6:30 PM at the home of Scot Feeman.
No meeting in December.

R. Scot Feeman, President

Nancy Miller, HPM