

Creekside HOA Board Meeting Minutes October 19, 2020 via Zoom

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

Members Absent: Chris Gaughan and Clair Weaver

Other Attendees: Representing Horst Management – Nancy Miller and Rebecca Leader

Call to Order – Kevin called the meeting to order at 6:30 PM.

Approval of Minutes from September 21st Board Meeting

- Motion to approve September 2020 Board Meeting Minutes – Rachael, Second – Dan. All were in favor.
- August 2020 Board Meeting Minutes – Motion by Lorie-Ann, Second – Karen. To be posted to website.

Financial Report

- As of 9/30/2020, the HOA maintains over \$115,000 in operating and reserve accounts and is within budget year to date. Many activities were highlighted in the annual report. Motion to approve – Karen, Second – Dan. All were in favor. Financials approved.
- 2021 budget review – The Finance Committee presented a budget draft to the Board, which reflected no dues increases for 2021. The Board discussed concerns and asked questions. Any changes should be communicated with the Finance Committee. The Board will vote to approve the final budget at the November Board meeting.
- Late fees – Three homeowners are 30 days past due as of 9/30/2020.
- Nancy sent out an update via email to the Board prior to the meeting regarding an appeal and a foreclosure. It is towards the end of the waiting periods. Nancy will reach out with another update. The Board will need to vote on next steps.

Pool and Maintenance Committee Report

- Pool closing is complete. A flow meter has been installed and final parts were ordered from If It's Water. This will complete the Department of Health inspection. Emily and her husband learned opening procedures.
- Concrete repair around the pool area is a concern. The pool motor will be maintained for next season.
- Splash pad piping will be removed for future storage of the pool cover or vacuum. New furniture is budgeted for 2021. Picnic tables are being considered.
- The clubhouse must be winterized. This can be scheduled any time as there will not be any events held in the Village Center the rest of the season. Homeowner Fobs have been deactivated.
- Board members acknowledged Emily and thanked her for coordinating pool operations for 2020. Emily will continue to serve on the Pool and Maintenance committee.
- Occasional leaf removal from the pool cover is necessary.
- A portable sump pump is needed to keep water below the tile level for preservation purposes.
- The basketball wall was discussed. Inadequate drainage has led to erosion. Recommended repairs are estimated at \$4,000 and include hole drilling, limestone injection, a retaining wall and backfill. Parchment replacement is also needed to support fencing. The estimated cost is \$4,700. The contractor recommended that the work be performed in the Spring (May).
- Dan and Kevin brought the pool furniture into the Village Center for the season.

- The trash cans by the Tennis Courts are used by residents. Dan will continue to empty the cans on trash collection day.
- Clubhouse painting, floors and bathroom stall replacements are being considered for future projects.
- Pool fencing replacement was discussed as a future capital expense.

Architectural Control Committee Report

- There were two requests submitted since the last meeting, which included outdoor hardscaping, a pavilion installation and landscape plantings. Both were approved by the ACC.
- Kevin had discussions with Tom Long (North Cornwall Township) regarding boundaries. The ACC will be encouraging homeowners to plant trees as far away from the roadways as possible.

Lawn and Landscape Committee Report

- Sinkholes – Motion to spend \$10,000 on sinkhole repairs by P.G. Martin Excavating – Rachael. Second – Dan. All were in favor. Karen will obtain a revised proposal with name corrections and a more detailed description for the scope of work, then Nancy will arrange for the down payments.
- Trees – Clair is reevaluating tree work. Tabled until the November meeting.
- A homeowner stated that they received a verbal approval to plant trees in the common area from a previous Board. Trees are not addressed unless they are a safety concern. The Association will take responsibility when tree care is required and has communicated this with the homeowner.

Publicity Committee Report

- Chairperson Denise Kuchling is continuing to welcome new homeowners.

Social Committee Report

- The Halloween Scavenger Hunt is currently underway with 6 participants. The last day to participate is October 31st.

Welcome Committee Report

- Nothing new to report.

Neighborhood Watch Committee Report

- Rachael inquired about reservations to use the basketball court. Board members decided that courts may be used on a first come, first served basis as we have no way to guarantee court availability.
- The Basketball Court is being used after dark. Board members decided that this is a non-issue.

Nominating Committee Report

- Bill Kuchling accepted a nomination to fulfill the remainder of Scot's term. He also volunteered to join the Neighborhood Watch committee. He will begin attending Board meetings in November and is now included on the email distribution list.
- Motion to approve the Annual Report by Lorie-Ann. Second – Rachael. Nancy will email this information as well as mail those individuals that do not have email accounts registered with the Association.

Horst Property Management Report

- Nancy reminded the Board that each committee have been asked to review the current rules and regulations to determine if changes are needed.

Other Business

- Oaklea – The Board will utilize the legal services of Scot Feeman. He will provide an engagement letter to the Board to correct the deed and waive back taxes.

Next Meeting Date

- 11/16/2020

Adjournment – 7:40 PM