



CREEKSIDE CROSSING MEETING MINUTES

Virtual Meeting

November 29, 2021 6:00 p.m.

Board Meeting Agenda

Attendees: Board of Directors: Director - James Walker, Treasurer – Marie De Sousa Leite, Secretary – Carrie White, Foster Premier Property Manager: Sharon Gomez. Absent President - Mike Urbanczyk, Vice President - Brian Skuja,
5 Residents attended virtually.

A virtual meeting was called to order at 6:02 p.m. by Sharon.

Approval of the Minutes –

- August 31, 2021 – Motion by Carrie to approve as presented, 2nd by James. Motion carries.

Financial Report – October 31, 2021

- Operating Account - \$148,811.30
- Duplex Reserves - \$3,592.87
- HOA Reserves – MM \$175,268.11

Motion by Marie to approve the financial report as presented, 2nd by Carrie. Motion carries.

Old Business

New Business

1. 2022 Proposed Budget – Motion by Carrie to approve the budget as presented noting a decrease in HOA assessments of \$4.00 per month, assessment will be \$40 and a decrease in duplex assessments to \$86.15. 2nd by Marie. Motion carries.
2. Insurance Renewal – Motion by Marie to approve option 1, 2nd by James. Motion carries.
3. Holiday Parade – Amount requested to approve was \$600. An additional cost of \$175 for hot chocolate, goodie bags, games and décor was requested. Motion by James to approve up to \$200 additional, 2nd by Carrie. Motion carries. Budget for activities was discussed, including unused funds from activities previously scheduled but not held as well as the need to stay on budget now and going forward.
4. Attorney Approval – Tressler – With the departure of Jamie Stevens from Chuhak, the board reviewed new firms to carry on with association business. Motion by James, 2nd by Marie to approve Tressler. Motion carries.

Architectural Applications

- a) 16005 Longcommon Ln – Landscape – Approved
- b) 15713 Cove Circle – Roofing – Approved
- c) 15715 Cove Circle – Roofing – Approved
- d) 15608 Portage Ln – Patio – Approved
- e) 16032 Longcommon Ln – Fence – Approved

- f) 16112 Longcommon Ln – Porch Columns – Approved
 - g) 15820 Cove Circle – Lighting – Approved
 - h) 15725 Brookshore Dr – Mulch Bed/Paver Edges – Approved
 - i) 15817 Cove Circle – Patio – Approved
 - j) 16008 Crescent Ln – Paver Patio – Approved
 - k) 15605 Brookshore Dr – Roof – Approved
 - l) 16031 S Crossing Dr – Shutters – Approved
 - m) 15625 Brookshore Dr – Pool House - Approved
 - n) 15706 Brookshore Dr – Swingset – Approved
 - o) 15725 Brookshroe Dr – Landscape Pavers – Approved
 - p) 25412 Springview Dr – Solar Panels – Approved
 - q) 15702 Cove Circle – Landscape – Approved
 - r) 25207 Parkside Dr – Trees – Approved
 - s) 16005 Longcommon Ln – Fence – Approved
 - t) 16029 Longcommon Ln – 4’ fence – Denied
 - u) 16029 Longcommon Ln – Fence – Approved
 - v) 15625 Brookshore Dr – 10x16 Shed – Denied
 - w) 15827 Cove Circle – Sliding Door – Approved
 - x) 15733 Brookshore Dr – Patio – Approved
 - y) 25210 Parkside Dr – Pool – Approved
 - z) 16018 Longcommon Ln – Fence – Approved
 - aa) 16029 Longcommon Ln – Landscape – Approved
 - bb) 25210 Parkside Dr – Fence – Approved
 - cc) 15719 Cove Circle – Tree – Approved
 - dd) 25236 Parkside Dr – Front Walk/Landscape Pavers – Approved
 - ee) 15741 Cove Circle – Entry & Storm Door – Approved
 - ff) 15746 Cove Circle – Radon Mitigation - Approved
- Motion by James to approve or deny applications as reviewed by the committee and presented to the board, as indicated.*

Committee Updates

Duplex Committee held meetings on August 30, September 29 and October 14 to discuss proposals for post crabgrass spot treatment, turf aeration and overseeding this fall. As previously reported, at the August 30 meeting the committee opted to postpone overseeding to next year since turf was overseeded last year, and only move forward with the grabgrass spot treatment and aeration.

At the September 29 meeting, the committee reviewed 2021 actual expenses for duplex landscaping and snow removal, contracted services for 2022, current reserves, and potential snow removal expenses beyond those contracted. We concluded that unused funds from reserves and 2021 unused “Maintenance Extras” along with \$3,000 budgeted for “Maintenance Extras” in 2022 would cover expenses in 2022 similar to those this year.

As turf conditions worsen throughout the community, the committee met again on October 14. It was decided that overseeding would also be done this fall and would not be postponed. After another review of reserves, unused 2021 “Maintenance Extras, anticipated snow removal expenses not contracted, and similar expenses in 2022 for landscaping and snow removal services, the 2022 budget for “Maintenance Extras” was increased to \$5,000.

Adjournment – Motion to adjourn the meeting at 6:58 p.m. as there was no further business. Motion carries.