

Creekside HOA Board Meeting Minutes January 18, 2020 via Zoom

Members Attending: Chris Gaughan, Clair Weaver, Karen Kohr, Kevin Kohr, Rachael Bowman, Emily Hackleman, Lorie Ann Bartal and Bill Kuchling.

Members Absent: Dan Fields

Other Attendees: Representing Horst Management – Rebecca Leader

Call to Order – Kevin called the meeting to order at 6:18 PM.

Approval of Minutes from November 16th Board Meeting

- Motion to approve November 2020 Board Meeting Minutes – Kevin, Second – Lorie Ann. All were in favor. Minutes will be posted to the website.

Financial Report

- Lorie Ann reported that November and December financials are accurate. \$12,500 more income was spent in 2020 due to trash service and tree work.
- Late fees – Total late fees are roughly \$15,000. Of this total, nearly \$13,000 is owed by two homeowners. Rebecca reported that as of 12/10/20, a stamped complaint was received for one homeowner and served the same day. If this homeowner does not file an answer to this complaint, a default judgment will be requested by the attorney. Another homeowner received an intent to foreclose notice and will pay all owed monies in full.
- The 2021 budget was approved. Lorie Ann recommended that Board members be mindful of the budget in place. Homeowners should be encouraged to make prepaid assessments.
- Emily inquired about the percentage of homeowners writing checks and suggested a targeted letter to market EFT as there is no fee. To determine the number of homeowners paying outside of EFT, an individual inspection of 251 homeowner accounts would be necessary. Homeowners can change their preference of payment at any time. Our records show that 31 homeowners are actively enrolled in recurring EFT.

Pool and Maintenance Committee Report

- Kevin discussed the wall at the basketball court. P.G. Martin assessed the area and suggested that the wall be completely replaced as a repair is not a permanent solution. The wall will eventually fail, and the basketball court will likely be affected. Kevin and Karen will obtain additional proposals.
- Emily reported that the pool concrete is disintegrated. Kevin will obtain a proposal to repair the deck area.

Architectural Control Committee Report

- One request submitted since the last meeting, which included a garage door replacement. This was approved by the ACC.

Lawn and Landscape Committee Report

- Estimates for Phase 2 tree work were discussed by Clair. The tree work is needed to meet township standards and for safety purposes. Emily motioned that all dead limbs be removed and to wait for Township notification regarding low hanging limbs. Kevin – Second. All were in favor. Long's Tree Service will be the vendor of preference for future concerns.

Publicity Committee Report

- Rachael obtained signage proposals for five community signs. The proposed work exceeds the monies budgeted for this project. Motion to revisit signage in September for the 2022 budget – Rachel, Second – Chris. All were in favor.

Social Committee Report

- Rachael presented the idea of a Little Free Library to Board members. She will secure low, middle, and highest cost options for this project and report at the next Board meeting.
- Emily inquired about the possibility of replacing rotted picnic tables and a bench. Rebecca will investigate. Follow Up – This is considered a capital expense because the entire community uses and benefits from the use of the picnic tables, but typically there is a minimum dollar amount involved. If tables are reasonably priced, Horst recommends that this not be classified as a capital expenditure. The Board might consider using the \$1,800 pool furniture monies for the tables as these items are closely related.

Welcome Committee Report

- 14 new homeowners in 2020 and none for 2021 so far. Emily would like to incorporate an electronic signature solution for Village Center Rules and Regulations.

Neighborhood Watch Committee Report

- Chris reinspected the bridge area. All is well.

Nominating Committee Report

- A date for the 2021 Annual Meeting should be determined. Rebecca reviewed the bylaws to confirm. Board members chose Monday, May 3rd at 6:30 or 7:00 PM. Emily proposed that the meeting be held outside in the church parking lot or Village Center parking lot. All Board members agreed. A meeting will be planned with a backup narrative plan in place.

Horst Property Management Report

- Nothing new to report.

Other Business

- Provide final Capital Improvement Project wish list items to Horst.
- Chris revisited the visibility issue at community entrances. The consensus among the Board members is to move forward with the fluorescent sticks. Roads are maintained by the Township. Kevin has consulted with Township officials and discussions are ongoing. In the interim, Chris will obtain fluorescent sticks and Bill will obtain a price for reflective paint. Board members will complete this project together.

Next Meeting Date

- 2/15/21 at 6:30 PM

Adjournment – 7:40 PM