

**The Villages of Creekside Homeowners Association  
July 2020 Board Meeting**

**Attendees:** Attendees: Chris Gaughan, Karen Kohr, Clair Weaver, Dan Fields, Lorie-Ann Bartal, Emily Hackleman, Jennifer Lameroux, Rachael Bowman and Nancy Miller/Rebecca Leader.  
**Location:** Village Center or Zoom Conference  
**Date/Time:** July 20, 2020/6:30 PM

Item	Agenda	Discussion - Old Business	Discussion - New Business	Decisions	Action to be taken	Person Responsible
Call to Order	Chris	n/a	Chris called the meeting to order at 6:30 pm		•n/a	•n/a
Approval Of Minutes from Previous Meeting	•Distributed via email	n/a	•Motion to approve - Clair •Second - Karen	•All in Favor •Minutes approved	Minutes will be posted to the website	Rachael
Financial Report	•Financials - Chris •Late Fees - Nancy	•Positive Variance - driven by pool operations •There are 6 homeowners that owe at least one quarterly assessment.	•Motion to approve June Financials - Clair •Second - Karen	•All in Favor •Financials approved	•Pool/Village Center FOBS will be deactivated until the homeowners pay what they	•Lorie-Ann
Pool and Splash Pad Report	•Pool Operations - Emily, Dan & Lorie-Ann •Issues - Emily, Dan & Lorie-Ann	Overall it has been busy. We learning a lot about pool operations. Thanks to Pat for being a resource.	Red Rose is basically doing the same thing that the pool attendants do and not utilizing the automated system. If it's water provided training and we are now in a good place. The committee recommends adding a system to automatically add Muriatic acid when needed. It fits within the budgeted amount for the pool. Emily has someone in mind for a pool attendant for the rest of the summer after the current girls go back to college. There was an issue with a homeowner using the pool after dusk. Sunset times will be posted at the front door. Homeowners should not challenge anything that is requested by a pool attendant, Board member, or committee member. The fob system needs to be better maintained, so we can track everyone's coming and going.	Karen - motion to end contract with Red Rose. Emily seconded it. Red Rose informed Nancy that a pesticide license is required and if we don't use them we could be fined by the State. Dan motioned to install the the Mutatic acid feeder. Chris seconded. We will view the video and have a conversation with the homeowner.	Contact Red Rose and cancel service. We will arrange for if it's water to install the muriatic feeder and switch.	Nancy
Maintenance Committee	•Village Center - Dan •Play area, Basketball Court, Tennis Court - Nancy	One pest control treatment has been performed. The next is scheduled for August. We are contracted for a total of 3 treatments. Dan has arranged to discard of old paint and other materials. Delaying contracted deep cleaning until the Fall.	There are concrete issues by a pool ladder. The committee is still working on the shed. Dan will purchase a new net for the tennis court. The Board discussed using a fob systems for the courts as people that live outside the community have been using it. The committee discussed pool furniture and the budget constraints.	We will budget for needed items in 2021.	Contact Reed's Lock and Access System to get price for a fob system at the basketball court	Dan
Architectural Control Committee Report	•Open Requests - 1 is open •Violations	A homeowner requested to cut down a tree, but it already earmarked for removal by the association. Nancy sent a letter fining a homeowner for an unapproved fence. A stone wall and mailbox were erected by a homeowner.	Letter to homeowner with deadline to produce approval and township permit approval. Complaints have been received about loud music being played by a homeowner.	Dan approved all requests. Nancy should refer all noise complaints to North Cornwall Township.	Nancy will send approval letters	Nancy
Lawn and Landscape Report	•Landscaping items - Karen (wooded area, sink hole quotes) •Tree work - Clair	An agreement for the sink holes has been signed and downpayment made. We are waiting to get on their schedule and will occur some time in the month of July. An agreement has been signed to remove dead branches and canopy up the branches for phase one. This is scheduled for late August.	Karen has addressed complaints regarding mowing with Penn Turf.	The Board asked Clair to get pricing for removal and replanting for a list of 8 dead ash trees.	Clair will work on pricing for removal and replanting for a list of 8 dead ash trees.	Clair

Publicity Committee Report	•Facebook/Website - Rachael •Mountainview Living Magazine - Rachael	n/a	n/a	n/a	n/a	n/a
Social Committee Report	•Recent Events - Rachael •Upcoming Events - Rachael	The yard sale held on July 18th was busy.	No upcoming events are planned at this time.	n/a	n/a	n/a
Welcome Committee Report	•New Homeowners since the last meeting - Emily	n/a	Rebecca will inform the committee of new homeowners.	Upload community info to website.	Contact homeowner - drop off peace plant	Denise Kuchling
Neighborhood Watch Committee Report	•Concerns/Issues	Thanks to the Gaughan family for painting under the Bridge and installing cameras. There has been no new activity since the cameras were installed.	ATV riding in common area. This is not permitted.	n/a	n/a	n/a
Nominating Committee Report	•Activity Update	We will have the Board by proxy Vote.	Once the new Board members are elected, the Board will reorganized and a mailer prepared for the community. Nancy asked for a report from each committee chair.	Ballots and Bios should be sent out to the community. We will also ask for questions and comments from homeowners.	Nancy will prepare a mailer for the vote	Nancy
Horst Management Report	•Trash Contract wrap-up	Communitywide trash Service began on July 3rd. 7 homeowners did not pay the higher rate. Horst will send letters to those homeowners.	The trucks from the new company have been leaking water and sludge throughout the community that has an unpleasant odor. Nancy will contact Waste in Time and ask them if anything can be done.	Any complaints should be reported to Horst.	Nancy will contact WIT.	Nancy
Any Other Business	•Parcel of Land - Oakleaf Corp.	tabled. Scot will continue to work on this for us.	Closing Santander account - Clair may be a signer.	An appointment should be scheduled to meet at Santander.	Clair will go to Santander and inquire how to resolve this issue.	Nancy
Next Meeting Date	•Monday, August 17, 2020 at 6:30 PM via zoom	n/a	The Board discussed having meetings via zoom moving forward.	n/a	n/a	n/a
Adjournment	Chris		The meeting was adjourned at - 7.37pm			