



CREEKSIDE CROSSING MEETING MINUTES

**Plainfield Public Library
November 9, 2022 6:30 p.m.
Board Meeting Minutes**

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

The meeting was called to order at 6:33 p.m. by Sharon in Mike’s absence.

Approval of the Minutes –

- August 30, 2022 – Motion by Marie to approve as presented, 2nd by Carrie. Motion carries.

Financial Report – October 31, 2022

- Operating Account - \$134,451.16
- Duplex Reserves - \$4,540.11
- HOA Reserves – MM \$201,909.45

Old Business –

1. Lennar/Creekside Crossing Updates
 - a) Amendment Removing Lots C&D
 - b) Notice Letter & Ballot

Sharon updated the residents on the circumstances leading to the conveyance of two ponds to Lennar/Creekside Crossing South community and commented on the board’s work thus far. Clearing and maintenance of the 2 ponds would start at about \$180K. Motion by James to move forward with the notice letter, ballot and proposed amendment which would remove the responsibility of the two south ponds from Creekside Crossing HOA and deed them over to the Creekside Crossing South community as suggested by Lennar since no homes within Creekside Crossing HOA are adjacent to either area. 2nd by Marie. All in favor, motion carried.

2. Sign Maintenance – Item Tabled
 - a) IWS, Inc
 - b) Vogt Construction
3. Pond & Fountain Maintenance
 - a) Annual Fountain Storage/Winterization – Solitude
 - b) Pond Maintenance Program – Solitude – 2 yr

Motion by Marie to approve fountain storage and Pond Maintenance with Solitude (formerly Rollins), 2nd by James. Motion carries.

New Business

1. *Insurance Renewal – Motion by James to approve option 1 of the proposal which is an increase of about \$450 over the previous year with all carriers and coverage remaining the same, 2nd by Marie. Motion carries.*
2. *2023 Budget Approval – Motion to adopt the 2023 budget as presented noting a decrease in HOA fees from \$40 to \$35 and an increase in Duplex assessments from \$46.15 to \$54.34 for a total of \$89.34. 2nd by James. Question was answered about landscape contract increases for duplex and decrease to HOA which was due to budgeting for additional land maintenance due to growth within the HOA. All in favor, motion carries.*

Committee Updates

- 1) *Duplex Committee – no updates, the committee has not had a need to meet.*
- 2) *Social Committee – The social committee disbanded. If anyone chooses to volunteer, they should reach out to management.*

Architectural Applications

- 1) *25301 Portage Ct – Paver Patio.Deck.Kitchen – Approved*
- 2) *15743 Cove Circle – Landscape – Approved*
- 3) *25420 Rocky Creek Rd – Aluminum Fence – Approved*
- 4) *25317 Portage Ct – Fence Stain – Approved*
- 5) *15831 Cove Circle – New Roof – Approved*
- 6) *16020 Crescent – Solar Panels – Approved*
- 7) *16044 Longcommon Ln – Concrete Patio – Approved*
- 8) *25308 Portage Ct – Deck Replacement & Expansion - Approved*
- 9) *16021 S Crescent – Solar Panels – Not Approved*
- 10) *16028 S Crescent – Solar Panels - Approved*
- 11) *15805 Brookshore Dr – Aluminum Fence - Approved*
- 12) *16024 Crescent – Solar Panels - Pending*
- 13) *25210 Parkside Dr – Trees – Approved*

Architectural applications are approved or denied as indicated. Please note, it can take up to 30 days for architectural approvals, especially fences. Installation without approval will result in fines.

Adjournment – *Motion by James to adjourn the meeting at 7:30 p.m. as there was no further business, 2nd by Carrie. Motion carries.*

Executive Session –

- 1) 11092022A – Fine is reduced by half
- 2) 11092022B – Fine is reduced by half
- 3) 11092022C – No final determination
- 4) 11092022D – No final determination