

Creekside HOA Board Meeting Minutes November 16, 2020 via Zoom

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

Members Absent: None

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

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

Approval of Minutes from October 19th Board Meeting

- Motion to approve October 2020 Board Meeting Minutes – Emily, Second – Kevin. All were in favor. Minutes will be posted to website.

Financial Report

- Late fees – 15 homeowners owe for October 2020 as of 11/16/2020. Late fees have been charged to each respective account. Total is roughly \$15,000. Of this total, \$12,245 is owed by two homeowners, one of which the HOA has pursued foreclosure and is waiting for a sheriff's sale to be scheduled.
- The Association received a judgment for a delinquent homeowner. Horst recommends that the attorney draft a demand letter. Legal fees will be incurred by the Association for this service. Motion to hire attorney to draft a demand letter – Chris, Second – Karen. All were in favor. If the balance owed is not paid within the allotted amount of time, the HOA will proceed with foreclosure.
- 2021 Budget – Rachael inquired about signage monies. The budgeted amount of \$1,000 will remain in effect to prepare for larger future projects and emergency situations. Nancy suggested that signs be prioritized for 2021. Motion to pass the budget with proposed adjustments – Chris, Second – Lori. Budget approved. All were in favor.

Pool and Maintenance Committee Report

- Emily received the pool package from If It's Water.
- Leaf debris to be monitored. Pool levels should be checked if significant rainfall occurs.
- Residents must sign a new agreement in early 2021 to activate pool FOBs.
- Lanco Mechanicals is scheduled to inspect the Village Center on 12/8/2020 per Dan.
- The pool deck was discussed. Clair suggested that Penn Turf evaluate the area. Dan reiterated the engineer recommendation to erect a retaining wall. Dan will obtain more estimates. Karen will reach out to P.G. Martin and Kevin will provide his personal contact.

Architectural Control Committee Report

- There were two requests submitted since the last meeting, which included a front door replacement and garage extension with in-law addition. Both were approved by the ACC.

Lawn and Landscape Committee Report

- Estimates for 2021 tree work to come from Long's Tree Service, Bartlett Tree Experts, and Eberly's Tree Pruning Service. Houser's Plant Health Care treated one tree on Meadowood Circle. Three other trees along the swale at Meadowood Circle are in need of treatment. Ownership of these trees is an issue and work has been halted. Karen has reviewed plans provided by Matthew and Hockley Associates. Plans are clear in

regard to property lines and ownership. Karen and Kevin will review property lines with Clair. Copies of plans will be submitted to Horst for records purposes.

- Leaf pickup has been well maintained.

Publicity Committee Report

- Nothing new to report.

Social Committee Report

- Nothing new to report.

Welcome Committee Report

- Nothing new to report.

Neighborhood Watch Committee Report

- Clair reported that late night activity at the basketball court area has subsided. Nancy has encouraged residents to contact police with these matters. Emily proposed that the security and lighting systems be upgraded in response to these concerns.
- Arlo cameras were suggested along with police patrol.
- Speeding and stop signs were discussed for the pool area. Karen followed up with Township officials, who suggested a written complaint and community petition.

Nominating Committee Report

- Nothing new to report.

Horst Property Management Report

- Horst will provide the 2021 budget to homeowners via email and by mail for those without email access. 2021 projects and assessment pay options will be communicated.
- Reminder by Rebecca to send desired changes to Rules and Regulations prior to the next Board meeting.

Other Business

- Provide Capital Improvement Project wish list items to Rebecca, who will compile upon receipt.
- Bill mentioned a visibility concern at community entrances. Paint and reflectors were discussed. Board members will develop a plan of action for Township review. Chris will research for the Board.
- Trash complaints expressed to Rachael have been addressed by Horst. Many homeowners are contacting Board members and Horst before all pickups are completed. Horst has been consistently notifying Waste In Time in each instance.

Next Meeting Date

- Chris motioned to forgo the December 2020 Board meeting and reconvene in January 2021, Second – Bill.

Adjournment – 7:28 PM