

Creekside HOA Board Meeting Minutes

August 17, 2020 via Zoom

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

Members Absent: none

Other Attendees: Representing Horst –Nancy Miller and Rebecca Leader

Call to order – Chris Gaughan called the meeting to order at 6:30 PM. Chris welcomed Kevin Kohr, who was voted in by a ballot vote of the members, to the Board.

Approval of minutes from

- July 2020 Board Meeting Minutes – The minutes were sent via email. Rachael motioned to approve the minutes. Dan seconded the motion. The minutes will be posted to the website.

Financial report

- The July 2020 financials were sent in advance via email. The financials are over budget overall because Trash was added and it was not budget for, however, the assessments were adjusted to cover the unbudgeted trash expense. As there were no questions, Dan motioned to approve the July financials. Emily seconded the motion. Financials approved.
- Late fees – 3 Homeowners have not paid the July assessment. 4 paid the assessment but did not pay the extra amount for trash.
- The HOA went to court to get a judgement against the homeowner. The homeowner defended and the Judgement came back in favor of the homeowner. The HOA plans to appeal the judgement if our attorney feels that we have a chance to win the appeal. Tabled until we receive advice from the attorney.
- The Board unanimously voted to file for foreclosure against a delinquent homeowner.

Pool and Maintenance Committee report

- A new muriatic acid controller has been installed, which has helped to stabilize the water.
- We have changed to Chem2o for Chlorine delivery which will save money because it is better pricing and there is no minimum order. They also offer auto delivery. We also asked them for an estimate to close the pool.
- Concrete issues have been identified which we are getting estimates for.
- The pool attendants are done for the season and volunteers are helping to keep things going. The Board appreciates all the volunteers that have helped.
- The second of 3 pest control treatments were performed. The third and final treatment will be in October.
- Reed's locksmith did a temporary repair on the exterior doors. The permanent repair them was quoted at \$2,900. This will be budgeted for 2021. The committee will keep discussing this.
- FOB system for the basketball and tennis court – The committee will look into this cost and how it would fit into future budgets. Other solutions we also be explored.
- Wall at Basketball Court – Rebecca Leader from Horst will obtain estimates to improve how the wall looks.

Architectural Control Committee report

- There are no open requests at this time.
- A homeowner has installed a structure without approval. We do not believe that a permit was received from the township. Conversation tabled until we determine if a permit was obtained from the Township.

Lawn and Landscape Committee report

- Sink hole – at least 2 new sink holes have developed. Karen is working on estimates. The sink holes have been marked and everyone should use caution in these areas.

- Tree work update – Ramblewood Island has 4 pin oak trees are dying. Housers will be treating the trees in October. Bagworms will also be treated by Housers.
- Housers reported the spotted lantern fly will start affecting Maple trees

Publicity Committee report

- Rachael included the Waste in Time info sheet in our community article in Mountain living Magazine. This is also posted to the website.

Social Committee report

- Due to the pandemic, there will be no social activities for the rest of the year.

Welcome Committee report

- There is a lot of activity with new homeowners moving in. Horst has done a good job communicating the information.

Neighborhood Watch Committee report

- There was one incident where someone used the pool after hours by hopping the fence. A homeowner reported it to the police. One of the cameras needs to be repaired. We will look at putting camera maintenance in the 2021 budget.
- ATVs – it was suggested to revise the rules to outline the accepted uses for the common space.

Nominating Committee report

- Chris Gaughan, Emily Hackleman and Kevin Kohr were elected to the Board by the membership for a three-year term.
- The Board discussed reorganizing the officers and committee chairs. The roles of each office were discussed. It was decided for everyone to email Horst with their preferences.
- Scot Feeman has resigned from the Board. The volunteer that came in 4th in the election will be asked to fill the seat. The volunteer that came in 5th in the election will be asked to be an alternate and serve on a committee.

Horst Property Management report

- Please send Nancy their committee reports for a mailer to the membership.
- Rebecca Leader – please copy her on all communication to Horst. Her email is rleader@horstgroup.com. Her phone number is (717) 581-9803.
- Questions from the community were discussed. Two questions were received – one about speeding, and one about sidewalks. The township owns the roads; therefore, all communication about speeding should be addressed with them. Emily feels that, because the sidewalks will be in the township right of way, we should approach the Township and ask them to consider connectivity to other areas surrounding the neighborhood by putting in some recreational paths. Jeremy Hackleman has volunteered to approach the Township with this idea.

Any Other Business

- Oaklea Parcel of land – Scot Feeman is handling this issue. The Board decided to officially become his client.

Next Meeting Date

- September 21, 2020

Adjournment – the meeting was adjourned at 7:36 pm.