

CREEKSIDE CROSSING MEETING MINUTES

August 28, 2023

Plainfield Public Library Board Meeting Minutes

Attendees: Board of Directors: James Walker – President, Shane Grojean – Vice-President, Deborah Kolberg – Secretary, Amy Kubly – Treasurer, Kim Forgue – Director; Foster Premier: Sharon Gomez -Property Manager, Danette Smusz – Foster Premier; Kathryn Formeller – Tressler Attorney.
Residents in attendance – 6.

The meeting was called to order at 6:01 p.m. by James.

Approval of the Minutes -

July 18, 2023 – Motion by Debbie to approve as presented, 2nd by Shane. Motion carries. Kim Forgue and Amy Kubly both abstain from voting.

Financial Report – July 30, 2023

- Operating Account - \$176,180.47
- Duplex Reserves - \$4,545.20
- HOA Reserves – MM \$211,989.67

Financials accepted by the board. Management suggested and Board agrees for Amy to approve invoices through the management program called Strong Room.

Old Business

1. *Management Contract – renewed. James was chosen as a liaison/contact between the board and Foster Premier.
Motion made by Shane, 2nd by Debbie to approve management contract. Motion carries by majority of board. 3 votes in favor with Amy Kubly and Kim Forgue against.*
2. *2023 Landscape walk – tabled till next meeting for more information on drought resistant grasses.*
3. *Lennar/Creekside Crossing Updates.*
 - *Recommendation by attorney to approve agreement transferring Lots C&D to Creekside Crossing South HOA.*
 - *Motion by Shane to approve the transfer of Lots C&D, 2nd by Debbie. Motion carries by board majority with 3 in favor to transfer the 2 south pond lots C&D to CC South HOA. Amy Kubly and Kim Forgue abstaining.*

New Business

1. *Governing Documents.*
 - a. *Resolution for Architectural Approvals.
Motion made by Debbie, 2nd by Shane to adopt this resolution to expedite the approval process for alterations, additions or improvements that do not have to follow specific guidelines pursuant to the Associations governing documents. Motion is carried by unanimous vote.*
 - b. *Resolution for Virtual Board Meetings. The attorney deemed this unnecessary. Board looking into offering a hybrid option of virtual and in person meetings.*

All remaining items on the agenda were tabled for a future meeting due to time constraints.

Architectural Applications

1. *16015 Crossing Dr– Cedar Fence – Tabled for additional information.*
2. *15850 Brookshore Dr – In ground Pool – Approved*
3. *15613 Brookshore Dr – Aluminum Fence – Approved*
4. *16045 Crescent Dr – Cedar Fence – Tabled for additional information.*
5. *15709 Portage Lane – Patio – Approved*
6. *16011 Crossing Dr – Patio – Approved*
7. *15715 Portage Lane – Brick Mailbox – Approved*
8. *15725 Brookshore Dr – Irrigation – Approved*
9. *16015 Crossing Dr – Retaining Wall Border – Approved*
10. *16024 Longcommon Ln – Paver Patio – Approved*

11. 16033 Longcommon Ln – Solar Panels – Tabled, no plat of survey.
12. 15629 Brookshore Dr - Hot Tub- Approved
13. 15818 Brookshore Dr – Shed – Approved
14. 15713 Cove Circle – Mailbox Post – Approved
15. 15715 Cove Circle – Mailbox Post – 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. All of the above architectural apps were approved or denied by board in open session. If denied, management will return them to residents with questions from the board required.

Adjournment – Motion made by Shane to adjourn the meeting at 7:50 pm. Seconded by Debbie.

Executive Session - Yes