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**CREEKSIDE CROSSING MEETING MINUTES**

**Virtual Meeting  
October 6, 2020 – 6:00 p.m.  
Board Meeting Agenda**

Attendees: Board of Directors: President - James Walker, Secretary - Carrie White, Treasurer – Marie De Sousa Leite. Director - Brian Skuja, Vice President - Mike Urbanczyk, Foster Premier Property Manager: Sharon Gomez. 7 Residents attended virtually.

**A virtual meeting was called to order at 6:02 p.m. by James.**

**Meeting minutes** from the June 16, 2020 were reviewed by the Board and a Motion to approve the minutes as presented was made by Carrie, seconded by Mike. **Motion Carries.**

**Financial Report – August 30, 2020**

- Operating Account - \$93,381.22
- Duplex Reserves - \$4,950.44
- HOA Reserves – MM \$147,927.69
- Due to reserves - \$30,043.02 – Capital contributions not funded initially, \$30,043.02 transferred in August 2020. Initial Cap Con will be transferred quarterly.
- *The timing of the transfer of the capital contributions of \$30,043.02 to the reserve account was discussed. An increase in HOA reserves and decrease in Operating account sill be verified.*

**Old Business**

**New Business**

1) *K&R Landscape*

**HOA**

- a. *Monument Daffodils - \$564 Motion by Marie to install daffodils between the newly installed Allium at all monuments, 2<sup>nd</sup> by Mike. **Motion carries.***
- b. *Best Budget Tree Removal - \$650 – Motion by Brian to remove two dead trees near the Parkside walking path, 2<sup>nd</sup> by Mike. **Motion carries.***
- c. *Additional Mowing Around Pond – 2020 - \$1,280 –*
- d. *Additional Mowing Around Pond – 2021 - \$3,840 – After careful review of maps of the community and walking the area around pond 1, in addition to new development around pond 1, a motion was made by Brian to add mowing an approximate 10' wide path between the native wetland and owner rear lots to retain consistency through the area. 2<sup>nd</sup> by Mike. **Motion carries.** In addition, it was noted that the area surrounding Pond 2 is already being mowed and is not in need of review.*
- e. *Aeration/Overseed – Motion by Marie to decline aeration and overseeding of all berm areas in the community as it was felt it wasn't needed, 2<sup>nd</sup> by Mike. **Motion carries.***

**Duplex Area**

- a. Duplex Crabgrass Treatment - \$590 – Motion made by Marie on behalf of the Duplex Committee to decline crab grass spot treatment as there was no guarantee that it would regrow in other areas, 2<sup>nd</sup> by Mike. **Motion carries.**
  - b. Aeration Overseed & Core Aeration - \$6,322. Motion by Marie on behalf of the Duplex Committee to approve aerating and overseeding the Duplex area, due to drought conditions throughout the season. This will be funded through the planned extras and the remaining through duplex reserves account, 2<sup>nd</sup> by Mike. **Motion carries.**
- 2) Pizzo Stewardship – 3 year with burn - \$23,100. Motion by Mike and 2<sup>nd</sup> by Carrie to continue the wetland stewardship for an additional 3 years. **Motion carries.**
  - 3) 2021 Budget Discussion – After careful review of the proposed budget showing a decrease in HOA assessments due to the addition of several new homes, the Duplex Committee deemed prudent to keep Duplex dues at \$91.75 going into the 2021 year. Excess of dues paid will be added to the “extras” budget line item. Management will Management will make adjustments for the boards review before mailing to homeowners.

## Architectural Applications

### I. Architectural Applications

- a) 15707 Portage Ln – Shadowbox Fence - Approved
- b) 25207 Parkside Dr – Bushes – Approved
- c) 15846 Brookshore Dr – Stamped Patio – Approved
- d) 15605 Brookshore Dr – Aluminum Fence - Approved
- e) 15821 Brookshore Dr – patio - Approved
- f) 15707 Cove Circle – Landscape – Approved
- g) 15807 Cove Circle – Windows – Approved
- h) 25216 Indian Boundary – Paver Patio – Approved
- i) 25411 Springview Ct – Aluminum Fence – Approved
- j) 15741 Cove Circle – Windows – Approved
- k) 25521 West Cove Way – Shadowbox Fence – Approved
- l) 15720 Creekview Dr – Shadowbox Fence – Approved
- m) 25221 Parkside Dr – Swingset – Approved
- n) 15822 Brookshore Dr – Patio – Approved
- o) 15720 Creekview Dr – Inground Pool – Approved
- p) 25207 Parkside Dr – Bushes for Border – Denied
- q) 15710 Cove Circle – Basketball Hoop – Approved
- r) 25211 Indian Boundary Ct – Patio – Approved
- s) 15731 Portage Ln – Landscape – Approved
- t) 15822 Brookshore Dr – Shadowbox Fence – Approved
- u) 151702 Brookshore Dr – Concrete Driveway – Approved
- v) 15705 Portage Lane – Shadowbox Fence – Approved
- w) 15732 Portage Ln – Inground Pool – Approved
- x) 15606 Portage Ln – Pergola – Approved
- y) 15831 Cove Circle – Patio – Approved
- z) 25235 Parkside Dr – Patio – Approved
- aa) 15705 Portage Ln – Paver Patio/Landscape – Approved
- bb) 15727 Portage Ln – Basketball Hoop – Approved
- cc) 15702 Cove Circle – Bushes – Approved
- dd) 25416 Springview Dr – Paver Driveway Extension – Approved
- ee) 25211 Parkside Dr – Garage Doors - Approved
- ff) 15743 Cove Circle – Shadowbox Fence - Approved
- gg) 25211 Parkside Dr – Swing Set - Approved
- hh) 15720 Portage Lane – Pool & Patio - Approved
- ii) 15720 Portage Lane – Aluminum Fence – Approved
- jj) 25411 Springview Ct – Raised Garden Beds – Approved
- kk) 25204 Indian Boundary Ct – 3 Season Room – Approved
- ll) 25214 Indian Boundary Ct – Aluminum Fence – Approved

*mm) 15818 Brookshore Dr – Gazebo – Approved  
nn) 15709 Portage Ln – Shadowbox Fence - Approved  
oo) 15710 Cove Circle – Landscape Trees – Denied  
pp) 15525 Indian Boundary – Landscape – Approved  
qq) 25427 Springview Court – Roofing – Approved  
rr) 25212 Indian Boundary Ct – Fence – Approved  
ss) 15810 Brookshore Dr – Pool – Approved  
tt) 15710 Cove Circle Landscape – Approved  
uu) 15727 Cove Circle – Fence & Patio - Approved*

**The above items were approved or denied per the architectural committee and declarations.**

### **Open Forum**

### **Committee Updates**

- 1) Duplex Committee – Attorney Opinion on Landscape – the Duplex committee obtained an opinion on the Declaration requirements concerning the landscape and snow removal services at the Duplex homes. As the declaration indicates that it is the committee's commitment to the community to determine maintenance, the treatment, removal and replacement of trees and shrubs will remain the responsibility of homeowners. If maintenance is not completed as needed, the association will contract the work and charge it back to applicable residents. A motion by Marie was requested to allow the attorney to prepare a resolution to document association's maintenance needs and homeowners' responsibility going forward. Once reviewed, the document will be sent to residents to keep with their association documents. Specifically, there is nothing changing in the way the community is maintained, but rather solidified with all residents. Motion seconded by James."*

**Adjournment** – Motion made by Marie to adjourn the meeting as there was no further business, 2<sup>nd</sup> by Mike. 7:30 p.m.