
CREEKSIDE CROSSING MEETING MINUTES

July 29, 2015 – 7:00 P.M.

**Plainfield Congregational Church
24020 W. Fraser Rd., Plainfield IL**

Attendees: Board of Directors: Treasurer - Don Cernok., President – Gary Datro, Vice President – Mike Urbanczyk, Secretary - Bill O'Connor. Absent: Director - Jon Sykora. Foster Premier Property Manager: Sharon Gomez. Homeowners in attendance (9 duplex units and 4 single family homes represented including the board).

Meeting was called to order at 7:03 p.m. by Gary Datro

- Meeting minutes from the March 19, 2015 – Minutes were reviewed by the Board and a Motion to approve the minutes as presented was made by Don, second by Mike. **Motion Carries.**
- The April 15, 2015 meeting was cancelled due to no quorum.

Financial Report – Month ending June 31, 2015

- *Operating Account - \$70,947.48*
- *Reserves – MM \$31,354.56*
- *Total Cash - \$102,302.04*
 - *Cash Disbursements February - \$7,327.00*
 - *Cash Disbursements March - \$3,060.00*
 - *Cash Disbursements April – \$5,480.87*
 - *Cash Disbursements May – \$0*
 - *Cash Disbursements June - \$11,395.22*

*Motion by Gary to accept the treasurers report as read. Second by Don. **Motion Carries.***

Duplex Committee Updates

America presented that there have been no complaints with K&R Landscape. Also mentioned was a “meet your neighbor picnic within the Duplex’s planned for late August.

Old Business

- *Fence Amendment – The Board approved the following items to be included in the fence amendment and to have the association’s attorney draw up the amendment for review prior to sending to Lennar for approval and signatures.*
 - Wrought Iron fence not to exceed 5 ft.
 - Black Aluminum Standard not to exceed 5 ft
 - Fences to be constructed on that portion of the Lot which is between the rear lot line and the back of the Home, provided however, that if a garage service door is installed in a Detached Home, then the fence may extend beyond the back of the Detached Home, up to one (1) foot beyond the garage service door, but in no event shall any fence extend beyond the front of the Detached Home.
 - Owners can add garage service doors providing they submit an architectural application to the board for approval.
 - These restrictions only apply to Single Family Detached Home Lots and does not apply to Attached Homes.
 - When constructing a wood picket fence specific to 8.11 (Western Red Cedar), Slat width of each board can be half the size of the picket.

New Business

- *Meeting Signs – Plainfield Signs - \$1,000 – Signs were purchased and installed. Much discussion concerning location for install. Signs will be installed inside the*

community entrances and posted no more than one week prior to a meeting and be removed the evening of the meeting.

- *Pizzo Landscape Pond Contract – Stewardship* A motion was made by Gary to approve the three year pond stewardship program, seconded by Don. **Motion Carries.**
- *Monument Sealants and Repairs-* This proposal was **tabled** while additional proposals are obtained.
- *Landscape Island Proposal –* This proposal was **tabled** while the board determines how best to allocate the planned expenditures between Landscape, irrigation, signs, etc.
- *Mulch to Entrances- Morting to approve made by Mike, second by Gary.* Discussion to add the fingers by the round about, Renwick Rd berm by Springview Drive and the skipped cul-de-sac within Springview Dr. **Motion Carries.**
- *Irrigation Contracts –* Projects were tabled due to costs which exceed budgeting, however once the board reviews open items with landscape and signs, the project will be revisited. Discussion included doing one area at a time and costs of electric and water.
 - *Tony’s Irrigation*
 - *Muellermist Irrigation*
 - *Aqua Designs*
- *Management Contract – Foster Premier-2yr with slight increase.* Motion to approve the two year agreement was made by Don, Second by Mike. **Motion Carries.**
- *Annual Meeting Preparation –* 2 positions open, The annual meeting planned date will be August 26, 2015. Sharon to send out notices.

Architectural Applications

- *25401 Cove Court – Paver Patio & Walk*
- *25321 Portage Court – Patio & Landscaping*
- *15752 Cove Circle – Landscape Plantings*
- *15816 Cove Circle – Concrete Patio Addition*
- *25423 Springview Ct – Pergola*

All architectural applications were approved as they all comply with the Declarations of Creekside Crossing. Approval letters were mailed out.

Open Forum (10 min. max)

Executive Session –

- *041515-A*
- *041515-B*

Adjournment – Motion to adjourn the meeting as there was no further business. 9:00 p.m.
The next meeting will be the annual meeting scheduled for August 26, with an option for August 25 if no rooms are available.

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Visit the new website at www.CreeksideCrossing-HOA.info