

## CREEKSIDE HOA BOARD MEETING MINUTES

January 17, 2022, ZOOM

Members Attending: Emily Hackleman, Rachael Bowman, Dan Fields, Karen Kohr, Kevin Kohr, Jim Eichelberger.

Members Absent: Chris Gaughan, Lorie Ann Bartal and Matt Lebo.

Other Attendees: Representing Horst Management – Nancy Miller

Call to Order – Kevin Kohr called the meeting to order 6:34 PM.

- Approval of minutes from 11/15/21 meeting – The November Meeting Minutes were distributed via email. Jim motioned to approve the November Minutes. Karen seconded the motion. Minutes approved. They will be posted to the website.

### Financial Report through December 31, 2021

	<u>Year to Date</u>
Income	\$ 216,383
Operating expenses	<u>\$ 194,524</u>
Net operating income	\$ 21,859
Operating Balance	\$ 53,167
Capital Reserve	<u>\$ 80,486*</u>
<b>Total of all accounts</b>	<b>\$ 133,653</b>

Delinquency – Four owners owed \$2,592.31 to end 2021, \$2,010.24 of which was from one owner.

\*\$16,269 was contributed to the reserve fund in 2021.

- \$2,000 budgeted transfer from operating fund
- \$14,152 from Settlement one-time Capital contribution
- \$117 interest

The December Financials were distributed via email and are posted on the Vantaca Portal.

- Late Fees – An aging report was emailed to the Board. 17 homeowners owe \$5,854.58 as of 1/17/22. One homeowner owes \$2,617.51 of the total. The Board previously voted to proceed with foreclosure.

### Maintenance Committee

- Pool – Furniture still needs to be brought inside.
- Village Center
  - Lanco closed the Village Center in December. Nancy will follow up with Dan regarding the invoice.

### Architectural Control Committee report

- Requests submitted or open since the November 2021 Board meeting:

<b>Address</b>	<b>Name</b>	<b>Request</b>	<b>Date rec.</b>	<b>Date Appr.</b>
907 Meadowood	Sherbourne	Generator	1/4/22	1/4/22
1118 Cornerstone	DiBiaso	Garage addition	1/10/22	1/12/22

### Lawn and Landscape Committee report

- With the help of the Riparian Rangers, some trees and bushes were planted in the buffer area to replace trees that had died and absorb excess water.

### Publicity Committee report

- Signage Update – Scheduled for February 2022.

Social Committee report

- Holiday Party Follow-up – 20 Kids participated. A donation was made to Neversink Fire Company, for having Santa make an appearance.
- Next event – Community Yard Sale in May.

Welcome Committee report – Two Settlements since the last Meeting

Frederick & Camille Murriel	904 Meadowood	11/12/21
Loren Yaquina	539 Waterside	12/15/2021

- The committee is recruiting, reorganizing, and streamlining the process. Matt plans to meet with the volunteers.

Neighborhood Watch Committee report

- Nothing New to report.

Nominating Committee report

- Annual Meeting Date Selection – Monday May 2<sup>nd</sup> at 6:30 PM. The Board will discuss the venue at the next meeting.
- Expiring terms – Rachael Bowman, Karen Kohr, Jim Eichelberger (completing the term of Clair Weaver). The Board was in favor of holding the nominations and election online using Google Forms.

Horst Property Management report

- Inclement Weather Trash Service – Waste in Time picked up at 4:00 AM this morning. Many homeowners missed the pickup. There was no recycling pick up due to drivers calling off. Nancy requested that WIT communicate when something out of the norm is going to happen so she can notify the homeowners. She also asked that those that missed the pickup be permitted to put extra bags out next week at no additional charge.

Other Business

- Oaklea Parcel of Land – Nothing new to report.
- Updating/revising Rules and Regulations – still working on updates.
- Snow removal – The Township is responsible for snow removal and ice treatments Any comments or complaints should be addressed to the Township.

Next Meeting Date – February 21, 2022, via Zoom.

Adjournment – The meeting was adjourned at 6.59 PM.