



CREEKSIDE CROSSING MEETING MINUTES

Plainfield Public Library

April 5, 2023 6:30 p.m.

Board Meeting Minutes

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

The meeting was called to order at 6:43 p.m. by Mike.

Approval of the Minutes –

- *November 9, 2022 – Motion by Marie to approve as presented, 2nd by Carrie. Motion carries.*

Financial Report – February 28, 2023

- Operating Account - \$162,450.33
- Duplex Reserves - \$4,542.34
- HOA Reserves – MM \$207,316.40

Motion made by Marie to approve the Financial Report as presented, 2nd by Carrie. Motion carries.

Old Business

1. *Lennar/Creekside Crossing Updates*
 - a) *Amendment Removing Lots C&D Update – need 75% or about 247.*
2. *Sign Maintenance – Item Tabled*
 - a) *IWS, Inc*
 - b) *Vogt Construction*

Amendment - The Board updated homeowners on the status of the Amendment to remove Lots C&D from Creekside Crossing and provided insight on the process it used to determine the pros and cons for keeping the ponds, such as separate conversations with the Village and Lennar. The Board also provided insight on the cost assessment received for the initial cleaning of the ponds at almost \$200K, plus yearly upkeep of wetlands, fountain storage, landscaping maintenance, etc. The Board is to follow up with Foster Premier to determine if the 75% threshold response was reached.

Sign Maintenance – Item Tabled

Carrie requested a third quote but vendor did not respond. Voight Construction did not have the manpower to do the work.

New Business

1. *Resolution – Wetland Mowing/Damage –The Board was asked whose decision it was to maintain the wetlands. A discussion ensued during which the Board informed residents that maintaining the wetlands is required per the Declaration. The Board also discussed the circumstances that led to the necessity to enforce the rule for wetlands area, that is - the*

mowing and dumping of grass clippings by homeowners causing unnecessary damage to the fountains and wetlands. All in favor to adopt resolution –motion carries.

2. *Solar Panels – Updated Rules –The only revision made to the solar panels rule was to reflect that placement of panels is no longer restricted to the back of a home. Motion made by Mike, 2nd by Carrie. Motion carries.*
3. *2023 Winter Holiday Décor – The Board discussed K&R’s proposal of \$1,214 for the 2023 Winter Holiday Décor which shows an increase of \$162 or 13.3% over last year. Foster Premier to seek reimbursement from Lennar for wreaths by the entrance on Drauden . Motion by Mike – all in favor- Motion carries.*

Annual Meeting Candidate Forum

This will be the opportunity for residents to ask candidates questions prior to the annual meeting.

- ✚ Amy Kubly*
- ✚ Shane Grojean*
- ✚ Kim Forgue*

Each candidate was asked for an introduction and to elaborate on their respective qualifications as provided on the Nomination Application forms for Board and Duplex Committee membership. Shane Grojean did not attend the meeting.

- *Amy Kubly*

Amy’s introduction included her 7 year residency and her education background in economics and nursing which, she believes to be beneficial to the governance of the community.

She spoke of her ability to plan, manage budgets and listen to determine equitable solutions. She advocated for surveying owners in Duplex community to determine the need for lawn maintenance services not contracted, such as aeration, fertilization, which she deems are not a requirement per the Declaration and thus are not necessary.

- *Kim Forgue*

Kim introduced herself as a resident of the community since 2017 and as a duplex committee member for the past year. She referenced her background as her professional work experiences (CPA and military service) and 1 year service in the duplex committee. She commented that being a Duplex committee member has provided her with additional knowledge.

Per her nomination form, engaging with residents enabled her to have a better understanding of community needs. She will ensure that entrance monuments are aesthetically pleasing and maintained according to HOA governing documents.

Kim advocates for continued collaboration with other duplex committee members to (a) ensure we receive landscaping and snow removal services as contracted, (b) identify what services are contracted, and (c) efficiently help manage the duplex budget when deciding on services not included in contracts.

At the conclusion of the question and answer session, the Board accepted the floor nomination of Debbie Kolberg as a Board Candidate. Debbie is a resident in the Single Family homes. She introduced herself as a businesswoman who recently sold her business and is looking to make a contribution to her community.

Marie suggested she contact Sharon at Foster Premier for next steps.

All questions to candidates were posed by one resident. Topics –

- The Indian Boundry bridge – Status of the Village project. Concerns were expressed about the traffic and solutions to remedy situation in our community were discussed. After a robust discussion about options, some of which have been addressed by the Village in communities nearby, one candidate suggested employing off duty officers on a part-time basis. Candidates agreed that, if elected to the Board, they would consider attending Village Board meetings, to follow up on the project.
- Landscaping bids – A conversation ensued about the need/merits for the HOA to solicit bids for landscaping. A candidate expressed that cost reduction could be realized by seeking landscaping bids and eliminating specific additional services such as aeration since the service was not included in the declaration.
- Street Resurfacing – Street conditions and needed repairs were discussed. The point was made by a resident that repair to pathways near the Park pond and playground were also needed. Candidates indicated their willingness, if elected to the Board, to consider following up with the Village Board.
- Light Pollution – Candidates, if elected, will look into the issue of landscaping lights and their nuisance to neighbors and will consider putting rules in place.

The Board was asked and provided detailed feedback to residents on above topics relating to Indian Boundry and Landscaping bids

The Board discussed that it previously looked into the increased traffic situation in the community and made inquiries with the Village about solutions which included speed bumps, speed signs, etc., all of which were previously discussed during past Board meetings.

To address the Landscaping topic and for purpose of clarity, the Board walked the residents through the process the Duplex Committee and Board used last year to request bids for landscaping and snow removal contract renewals for both the common areas and duplex homes. Seven landscaping companies were contacted, including K&R. Three bids were received for the exact same services. Bids were analyzed, discussed and compared to each other among Duplex committee members and Board.

K&R's proposal was, by far, the most cost-effective. One competing proposal was more than double, and the other almost triple when compared to K&R proposal. It was also discussed that aeration is an additional service provided on a need basis and evaluated each summer. And, although not noted in the Declaration, the Declaration and Resolution specifically requires that the HOA provide landscaping maintenance to the Duplex community - aeration is a service used in that maintenance.

Committee Updates

- 1) Duplex Committee
- 2) Social Committee

No updates for the duplex and social committees.

Architectural Applications

- 1) 16021 S Crescent Ln – Solar Panels - Approved
- 2) 16020 S Crescent Ln – Architectural Lighting – Approved
- 3) 25504 Rocky Creek Rd – Aluminum Fence – Approved
- 4) 16024 S Crescent Ln – Solar Panels - Approved

- 5) 16013 Longcommon Ln – Patio.Gazebo.Fire Pit – Approved
- 6) 16005 S Crescent Ln – Storm Door – Approved
- 7) 15602 Brookshore Dr – Inground Pool – Approved
- 8) 25215 Parkside Dr – Patio.Pergola – Approved
- 9) 16045 S Crescent Ln – Solar Panels – Approved
- 10) 25309 Portage Ct – Picket Fence/Restricted Lot – Approved
- 11) 15612 Indian Boundary Rd – Solar Panels – Approved
- 12) 15617 Brookshore Dr – Aluminum Fence – Approved
- 13) 15722 Portage Ln – Solar Panels – Approved
- 14) 16031 S Crossing Dr – Solar Panels – Approved
- 15) 16020 S Crescent Ln – Paver Patio.Service Walk – Approved
- 16) 15733 Cove Circle – Solar Panels – Approved
- 17) 15728 Portage Ln – Solar Panels – Approved
- 18) 16048 S Crescent Ln – Solar Panels - Approved
- 19) 25100 Island Dr – Raised Garden Beds – Approved
- 20) 15845 Brookshore Dr – Basketball Equipment - 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.

Open Forum

Adjournment - Motion made by Mike to adjourn the meeting at 7:46 p.m. as there was no further business. Seconded by Marie.

Executive Session – Yes

No executive session was held.