

## CREEKSIDE HOA BOARD MEETING MINUTES

April 19, 2021 via Zoom

Members Attending: Clair Weaver, Karen Kohr, Kevin Kohr, Rachael Bowman, Emily Hackleman, Dan Fields, and Lorie Ann Bartal.

Members Absent: Chris Gaughan and Bill Kuchling

Other Attendees: Representing Horst Management – Nancy Miller

Call to Order – Kevin Kohr called the meeting to order at 6:32 PM.

Approval of minutes from 3/15/21 meeting – Tabled until the May Board meeting

### Financial report

- March Financials – Treasurer Lorie-Ann Bartal reported. She asked a question regarding contract overage charges from the management company. Lorie-Ann would like to look into a process improvement.
- Late Fees – There is a homeowner that owes a significant amount in dues, later fees and attorney's fees to the Association. Nancy will consult with the Horst AR specialist and find out where we are in the collection process.
- Motion to approve – Lorie-Ann motioned to approve the Finance report. Karen seconded the motion. All were in favor.

### Pool and Maintenance Committee report

- Pool Decking/Retaining wall – Emily and Karen have been working with Keystone Guncrete and Good's Masonry on this project. We will then need to reinstall fence and grading to prevent water back up to the deck. This work should come in within the previously discussed budget constraints. Because of having to remove the fence, it is likely that this project will happen in the Fall. Kevin will reach out to the Township and ask questions. Dan motioned to accept proposal from Keystone Guncrete and arrange for Penn Turf to do the landscaping (grading) work needed right after. Rachael seconded the motion. All were in favor. Motion approved.
- Village center doors – Emily had Reed's lock come and service the equipment and refresh the software.
- Cleaning will occur on May 17<sup>th</sup> followed by pest control.
- Tennis Court net/trash cans purchase
- Basketball Court damage (under warranty) – Dan will take over this issue.
- De-winterizing Village Center – Lanco will be on site on April 23<sup>rd</sup> at 1:00 PM. Emily also asked that they look at a pipe that needs to be removed in the mechanicals room. Kevin and Dan will tag everything that needs attention.
- Emily suggested an electrical inspection. Dan and Kevin will set that up with Genesis Electric.
- Emily has a schedule of tasks set up to open the pool by May 29th. She found a chlorine distributor at a significant savings to the Association.
- Umbrellas – The Board discussed the need to order new umbrellas. Dan pointed out that the umbrellas should fit the existing bases. There are 3 existing umbrellas. The budget does not support everything that is wished for.
- Emily will be purchasing house-keeping items and pool supplies.
- Pool attendants have been hired. It is the same 3 attendants as last year. We are looking into an app for time keeping.

### Architectural Control Committee report

Address	Name	Request	Date rec.	Date Appr.
1008 Glenwood	Medzoyan	Pool house/pavilion	3/8/21	3/17/21

719 Brookside	Curry	Paint shutters/front door black	3/26/21	3/29/21
1104 Cornerstone	Bartal	Pool & fencing	3/27/21	3/30/21
29 Oak Knoll	Carney	Paint shutters/front door black	3/30/21	3/30/21
930 Meadowood	Finch	Pillar Mailbox	3/30/21	4/13/21
503 Waterside	Mays	Tree in front yard	4/7/21	4/8/21
116 Farmstead	Klein	Paver patio	4/6/21	4/8/21
906 Meadowood	MacDonald	Patio, pergola, firepit (INCOMPLETE)	4/12/21	
930 Meadowood	Finch	Landscaping and plant trees (REVISED)	3/30/21	
800 Hearthside	Bowman	Landscaping (arborvitae)	4/13/21	
800 Hearthside	Bowman	Relocate Patio	4/13/21	

#### Lawn and Landscape Committee report

- Rachael made a motion to have Penn Turf do the excavating by the pool deck. Lorie-Ann seconded the motion. All were in favor.

#### Publicity Committee report

- Mountain Living Magazine has ended. Rachael is working on a page for the website that will have the same function as the article in the magazine.
- Rachael has added how homeowners can set up for auto pay for their dues to the website
- Rachael is working on a Creekside FAQ page for the website that will address frequently asked questions about sidewalks, speeding, how to get a pool fob, etc.

#### Social Committee report

- 2021 events are listed on the website
- Free Little library – Having a bookshelf “leave a book/take a book” in the Village Center was suggested as an alternative

#### Welcome Committee report

Gary and Jazmine Gristick	628 Pondsides Lane	3/26/2021
Jason and Rebecca Cole	1114 Cornerstone Lane	3/28/2021
Kristene Thomas-Derr	3 Oak Knoll Circle	3/12/2021
Matthew and Ashley C. Lukasak	408 Little Pond Lane	3/31/2021
William Knapp	37 Oak Knoll Circle	3/29/2021
William L. Bowker	215 White Oak Circle	3/31/2021

#### Neighborhood Watch Committee report

- Still no graffiti under the bridge – cameras are working to prevent this behavior
- The parking spaces are working well for fishing

#### Nominating Committee report

- 2021 Annual Meeting – Agenda/Committee Reports
- Election – Karen and Nancy will coordinate the voting process for the election through Google Docs.

- There are four candidates for the Board for 3 open position. Dan Fields, Lorie-Ann Bartal, Matt Lebo and Eric Eichelberger. The candidate not voted in by the members will become an alternate.

#### Horst Property Management report

- Nancy requested reports/minutes from committee meetings in advance of the monthly Board meetings as it would save time and would only require a Board vote. Lori-Ann suggested a template.

#### Other Business

- Discussion on signs in the community – The Board is asking for all residents to follow the rules regarding political signs. Please only display political signs two weeks before the election and remove them within 24 hours after the election.

#### Next Meeting Date –

- Annual Meeting – May 3, 2021 at 6:30 PM via Zoom
- May 17, 2021 at 6:30 via Zoom

Adjournment – Kevin adjourned the meeting at 8:18 PM