

Creekside Crossing HOA Board Meeting Minutes

September 14, 2023 – Special Meeting

Plainfield Public Library / Google Meet

Agenda:

- Call to order
 - Time: 6:20 PM
- Roll call
 - Shane Grojean – Present (remote)
 - Deborah Kolberg – Present (remote)
 - Amy Kubly – Present
 - Kim Forgue – Absent
 - James Walker – Present (remote)

8 homeowners present, able to hear meeting on Amy's speaker
- Review architectural applications tabled at the Board of Directors Meeting held August 28, 2023.
 - 16015 Crossing Dr – Cedar Fence
 - Needs to be sent back to homeowner for clarification of fence path and how utilities/storm drains will be addressed. Homeowner was present at meeting and understands the needs.
 - 16045 Crescent Dr – Cedar Fence
 - Needs to be sent back to homeowner for clarification of how storm drains on rear fence line will be accommodated.
 - 16033 Longcommon Ln – Solar Panels
 - Needs to be sent back to homeowner for inclusion of signed solar panel rules. Board specifically pointed out that any exposed conduit needs to be painted to match the surface to which it is mounted.
- Resolution for Architectural Committee Guidelines for fence improvements, specifically the cutting out of drains/utilities.
 - Board discussed and agreed that Board members will draft specific ideas and examples to clarify approval guidelines, particularly in regards to fences, so these can be provided to residents beginning the approval process to increase understanding of what is and is not deemed acceptable.
 - Tabled to old business with verbal agreement to address at next meeting. No specific motion.
- Resolution for Architectural Approvals: Maximum time for the association to issue a response to the member's architectural application or a request for the board to reconsider a disapproved application to no more than 30 days. If no response is issued within 30 days the Homeowner's Architectural Application will be deemed approved.
 - Board members agreed that having accountability and setting expectations of timelines are a positive. Needs further refinement of language to make for an effective guideline.

- Tabled to old business due to no motion.
- Resolution for Board of Directors monthly meeting schedule.
 - Agreement among Board members that a predictable schedule is desirable, but monthly in-person meetings may be too frequent. Discussed virtual meetings and hybrid in-person/virtual options. General consensus that additional discovery is needed to arrive at a workable strategy moving forward, but we may be able to do some ad hoc options in the interim.
 - Motion from Amy Kubly to table to old business, seconded by Deborah Kolberg. Approved by all present.

Discussion about signs during open forum:

- Previous attempt to use signage for meeting notifications resulted in complaints due to lack of visibility, inconsistent deployment and pickup due to lack of a clear plan, and ultimate abandonment of signs and return to mailings of meeting notices. Signs were disposed of after being stored in James Walker's garage for approximately two years with no plan for moving forward.
- General consensus of board was that purchasing signs without a strategy would likely result in the same situation.
- Use of a service (if one exists) to prepare, distribute, and pick up the signs was suggested as something to investigate
- It was noted that Wallin Woods appears to use disposable signs. This was broadly thought to be a good idea to explore.
- Point was raised that CICA may require posting of signs for meetings – needs to be asked.

K & R chemical treatments

- Issue was raised that some people and animals are sensitive to chemical treatments and lack of sufficient notice can leave them unaware that the treatments have been applied.

Adjourned at 7:47 PM