

# Minute from the Creekside Crossing HOA Meeting 06/25/2014

- The meeting was called to order at 6:35 PM. Board members present were Mike Martin, Don Cernock, Mike Urbanczyk, and Bill O'Connor.
- A motion to approve the minutes was made by Mike Urbanczyk and seconded by Bill O'Connor. The motion carried unanimously.
- The financial reports were read by Don Cernock. There is \$42,089 in the operating account and 23,662 in the reserve account. Delinquencies over 6 months were \$40,145. Mike Martin proposed that the biggest delinquent account be given an 18 month repayment plan.
- In the President's report Mike Martin stated that he noticed previous budgets were divided by 195 units. However there are 86 duplex units and 103 single family units. Following budgets will be divided by 189 units.
- Mike Martin stated the community web site's address will be [www.creksidecrossing-hoa.info](http://www.creksidecrossing-hoa.info)
- July 17<sup>th</sup> will be the annual election meeting and a quorum will be needed. There are 3 board positions to be voted on in this election. Additionally, there are 3 vacant positions on the duplex board.
- America Bible had the floor and stated that after the 4<sup>th</sup> of July the board will be looking for 2 additional landscaping and snow removal bids in addition to the Drew's bid. She did not have spec sheets for the proposals.
- Old Business: 1. Compliance letters were sent to 25316 and 25313 Portage. 2. In the absence of board member Jon Sykora the discussion on mailbox repair was tabled. 3. There has been no word from Lennar since last September regarding the turnover. 4. The reserve and transition studies have been completed for the board's review. 5. The 4 ponds have not been properly maintained since 2005. The board obtained a \$9,100 proposal for the first year maintenance on the North and South Ponds. Proposal includes a control burn in late fall 2014 or early spring 2015, and seeding. 6. Drew's has placed 2,000 cubic yards of mulch in the plant beds and near the monuments. Additional planting will be done in the fall. 7. Tressler has not gotten back to the board with the resolution regarding payment plans of delinquent accounts.
- New business: 1. Due to the Palm II decision closed board 'workshops' are no longer allowed. As a result Mike Martin will be posting proposed meeting dates on the community web site. 2. Due to the severe snow from last winter and the necessary upcoming landscaping required dues will be increasing for the next fiscal year. 3. The grass along the path by Creekside and Portage was not been maintained by the Park District. It is disputed whether this should be maintained by the Park District or the community. The board will work with the Park District to get this matter resolved.

- A motion was made by Bill O'Connor to move to executive session. Mike Urbanczyk seconded the motion. Motion carried unanimously.
  - 06252014A – Requesting additional information from attorney
  - 06252014B – The petition is denied based on the Declarations and attorney advice.
- Executive session concluded and with no further business Mike Urbanczyk motioned for adjournment. It was seconded by Don Cernock. The motion carried. Adjournment: 8:16 p.m.