

CREEKSIDE HOA BOARD MEETING MINUTES

August 16, 2021, via Zoom

Members Attending: Chris Gaughan, Rachael Bowman, Karen Kohr, Kevin Kohr, Emily Hackleman, Clair Weaver, Lorie Ann Bartal, and Matt Lebo.

Members Absent: Dan Fields.

Other Attendees: Representing Horst Management – Nancy Miller

Call to Order – Chris Gaughan Called the meeting to order at 6:30 PM

- Approval of minutes from 7/19/21 meeting – Motion to approve the July Minutes, Rachel, Kevin seconded.

Financial report

- July Financials – Lorrie Ann reported that no invoice received for Trash. Expect double charges in August. We are currently over budget in Taxes and Insurance because of rate increases that were beyond our control. Lorie-Ann verified that the price being paid is in line with current industry standards.
- Late Fees – Delinquency report is forthcoming via email. There are 4 homeowners that owe at least one quarterly assessment.

Other Business

- Oaklea Parcel of Land – Update from attorney, Scot Feeman. Nancy sent a report to the Board. The parcel of land was removed from the Sheriff sale list. Scot recommended that the Association attempt to purchase the land when it comes up for Sheriff's sale in 2022. The Board asked how the parcel of land is zoned and what the risks would be if someone else purchases the parcel. Nancy requested that the Board send her questions in writing to forward to the Attorney.
- Updating/revising Rules and Regulations – Still waiting for the Board to send comments. All comments should be submitted to Nancy by the next meeting.

Maintenance Committee

- **Pool**
 - The pool attendants are done for the summer so pool water testing will be done by community volunteers (Emily and Dave Kauffman) through the end of the season. It needs to be done twice a day. Emily asked for additional volunteers.
 - We have received the last Chlorine delivery for the season.
 - Emily plans to have If It's Water close the pool, which was budgeted.
 - The electronic fob registration worked well and Emily will have metrics on pool usage for the September meeting.
- **Village Center** – Dan Fields, who was not able to attend the meeting submitted the following Report via email:
 - Cracks on the tennis court/basketball court - The Breneman Company explained that the cracks on the courts are caused by sub-surface movement – likely caused by subsurface moisture or movement in the asphalt due to temperature change. The resurfacing/color coating of the courts cannot keep this from occurring. It was suggested that repaving of the courts may provide longer periods without cracking; however, I do not see this as a pressing need at this time due to other financial priorities. The Breneman Company planned to install crack filler at no charge. I would strongly advise signage that prohibited bicycles on the courts (specifically the basketball court) to prevent gouges and further deterioration of the court surface due to the use of bicycle kickstands.
 - Ehrlich Pest Control was alerted to the ants around the pool decking. Ehrlich performed routine maintenance on July 20, 2021, at which time they were supposed to address this matter.
 - Emily and Dan met with Long's Excavating to discuss the following items (I received a proposal on August 12, 2021)
 - Removal of splash pad - Work includes breaking up and removal of concrete, removal of steel waterspout, and the removal of the steel water tank – located under the pad.

- Crushed stone would be provided and placed for future concrete work. Cost: \$4,800.00
- I have contacted several concrete contractors for bids for the **additional concrete work associated with completion of this project** and I am awaiting their responses.
- It is of the opinion Kolavani Drain Opening that a drainage pipe has been significantly displaced (not likely) or totally collapsed preventing **proper drainage off the pool decking**.
- It has been determined (by Kolavani, Long Excavating, and me) that the best course of action at this time is to determine the status of the drainage pipe that leads from beneath the pool decking out into the easement located along Creekside Drive.
- This would require exposing the drainage pipe by digging adjacent to the pool decking, immediately outside of the fence, for starters.
- Penn Turf may be able to assist us with the use of their equipment vs. hand digging.
- *I identify the repair of the drainage off the pool decking to be a necessary component of property maintenance and should receive the necessary attention of our resources.
- As both removal of the splash pad AND repair of the drainage off of the pool decking issue requires the temporary removal of a portion of fencing, the discussion of **repairing or replacing the fence** seems moot at this time. Perhaps this can be a budgeted item for next year?
- I would request that the pine tree removal/replacement project (listed on this evening’s agenda) be a coordinated effort involving both the Maintenance Committee and the appropriate committee who handles landscaping issues.
- I cannot provide any information regarding the security system upgrades, however, Emily Reported that the doors and security system should be upgraded in the next several years.
- “No Pet” signage has been placed on the tennis courts. Homeowners are asked not to use the tennis courts as a place for their pets to run as it is damaging to the surfacing.

There was discussion about a “wish list” being compiled with cost estimates in order to do long term planning and prioritizing project.

Architectural Control Committee report

- Requests submitted or open since the July Board meeting:

Address	Name	Request	Date rec.	Date Appr.
929 Meadowood	Hanley	Garage addition, patio, seating area, fire pit	6/16/21	7/26/21
614 Pondsides	Garis	Front Porch roof, rear covered patio & Pergola	7/7/21	8/12/21
110 Farmstead	Malay	Paint front Door “Downpour” blue	7/26/21	7/27/21
703 Brookside	Byler	Replace Light Fixtures	7/28/21	7/28/21
703 Brookside	Byler	Paint Shutters “Blueprint” by Behr	7/28/21	
528 Waterside	Biado	Remove & replace 2 trees*	8/10/21	

*Trees appear to be in common area

Kevin is sending the Board a draft document with the purpose of clarifying is approval is needed for select items. He asked the Board to review the document and provide feedback before the next meeting.

Lawn and Landscape Committee report

- Phase 2 tree plan – Clair reported that Phase 2 was skipped, except for select trees. Clair estimates the there are about 20 trees that need to be pruned. The original estimate for Phase 2 was to prune 80 trees. Nancy has received complaints from homeowners about overgrown trees. Kevin suggested that the trees in need of pruning be documented and then we obtain quotes for just that work. Clair is also concerned that tree companies are months out with their schedule.

Publicity Committee report

- Rachael obtained quotes to replace the signs at the Village Center, but they were over the budgeted amount of \$1,000. She will continue to price out the costs of individual signs to see if she can get the cost down.

Social Committee report

- Follow up to Summer Picnic held yesterday – it went really well. Rachael thanked her fellow Board Members for their help. There was a food truck and music, which was a nice addition.

Welcome Committee report

- Five settlements processed since the last meeting:

Steven & Kristie Pepper	1012 Glenwood Lane	6/29/21
Kyle Gorman	911 Meadowood Circle	7/16/21
Ian & Melissa Huffmyer	31 Oak Knoll Circle	8/6/21
Kara & Robert Taylor	920 Cross Creek Court	8/6/21
Josh & Elaine Lewis	901 Meadowood Circle	8/6/21

Neighborhood Watch Committee report

- Video Surveillance signs for pool area – Chris purchased the signs and volunteered to install them, but asked for help with selecting the best location.

Nominating Committee report

- Nothing new to report

Horst Property Management report

- Trash Service – complaints about leaking trucks. Nancy contacted Waste in Time and they said that they purchased new trucks, which should be in circulation soon.
- Nancy is working on the 2022 budget. Board members are encouraged to submit details for funding needed for Committee projects in 2022.
- A Homeowner requested a mass reminder regarding picking up dog waste.

Clair Weaver officially resigned from the Board effective immediately, but will continue to help by serving on the Landscape Committee as he is able.

Next Meeting Date – September 20, 2021, at 6:30 PM via Zoom

Adjournment – 7:26 PM