

Creekside HOA Board Meeting Minutes September 21, 2020 via Zoom

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

Members Absent: None

Other Attendees: Representing Horst Management – Nancy Miller and Rebecca Leader

Call to Order – Chris called the meeting to order at 6:31 PM.

Approval of Minutes from August 17th Board Meeting

- August 2020 Board Meeting Minutes – Will be approved via email.
- Elect officers – Dan motioned to elect the slate of Chris Gaughan (President), Kevin Kohr (Vice President) and Lorie-Ann Bartal (Treasurer). Chris seconded. All were in favor.
- Committee chairs and members – Nancy reviewed the Committee Chairs and Board Representatives. Nancy will prepare a list of committees to mail out to the homeowners and post it on the website.
- With the resignation of Scot Feeman, Nancy will approach William Kuchling about being appointed to the Board. Jim Eichelberger has agreed to be an alternate should a Board seat be vacated.

Financial Report

- August Financials – There were no questions. Clair made a motion to approve the financials. Dan seconded the motion. Financials approved.
- 2021 Budget Items – Please submit to Nancy and Rebecca. A finance committee meeting will be scheduled to put together the 2021 budget draft.
- Late fees – There are three homeowners that still owe the July assessment.
- The appeal was filed for the court decision on 9/14 – Waiting for court date.
- On 9/2/2020, Act 691 notice sent (Intent to Foreclose) to a delinquent homeowner. Now they have 33 days to see a credit counselor or pay.

Pool and Maintenance Committee Report

- PA Department of Health Inspection – We had an unannounced inspection by the health department. Three items need to be resolved including repair of a handrail, a dedicated reach rod, and the replacement of the flow meter. The committee will work on these items and have them in place when the pool opens for the 2021 season.
- Pool closing – Two quotes have been obtained to close to pool. The committee will decide what to do based on the budget.
- Wall at basketball court – The Board reviewed photographs and determined that the issue may be more than cosmetic. Nancy will provide Dan Fields with contact information for a contractor to evaluate structural issues.

Architectural Control Committee Report

- There is one pending request. The ACC is not able to approve the request at this time.
- The Board discussed enforcement of the HOA Rules and Regulations. There is an issue with homeowners making changes without obtaining approval and in one case, a required permit was

not obtained from the Township. Each committee was asked to examine the Rules as it pertains to them and make recommendations for changes. It was discussed that any preexisting items that were approved in the past before the rules were changed would be “grandfathered” to prevent issues in the future.

Lawn and Landscape Committee Report

- Sinkholes – Four more sink holes have formed. Karen recommended that we consult with a geotechnical engineer to evaluate the storm water system. She will collect quotes for this service. In the meantime, the sink holes have been marked and should be avoided for safety reasons.
- The Board discussed performing aeration and overseeding on the islands this fall. Penn Turf provided a quote for \$780.00. The Board deferred to the committee to make the decision.
- Township parking at Bridge on Creekside Drive – The township will be creating two parking spaces on Creekside drive for their work vehicles and fisherman.
- Tree work update – Bartlett is still working on the tree trimming for phase one. Two bids have been obtained to remove approximately 12 trees and grind stumps. Filling and seeding the holes would be an additional cost and performed by a landscaping company. Tree removal is a capital expense. Rachael motions to have the tree removal done. Kevin seconded the motion. All were in favor.

Publicity Committee Report

- Nothing new to report

Social Committee Report

- Nothing new to report

Welcome Committee Report

- 11 new homeowners in 2020 YTD and five since the last meeting. Nancy will touch base with Denise Kuching to make sure she is getting everything from Horst that is needed.

Neighborhood Watch Committee Report

- The cameras under the bridge have served to prevent further graffiti.

Nominating Committee Report

- Finalize 2020 mailing to homeowners – Committee Chairs/Board representative are asked to send their reports to Nancy.

Horst Property Management Report

- Rule Violations/Revisions – Each Committee will reevaluate the current rules and determine if anything should be changed and bring forward as a motion at a future meeting.
- Rebecca Leader added responsibilities – Agendas, Minutes, ACC request coordination, bids, and contracts. Please copy Rebecca on all Horst communication at rleader@horstgroup.com.

Other Business

- Oaklea – Feeman will be contacted to engage their service to handle.

- Scot Feeman has officially resigned from the Board. Nancy asked William Kuchling if he would accept an appointment to complete that term. Jim Eichelberger has accepted a position as an alternate and volunteered to serve on a committee.

Next Meeting Date

- 10/19/2020

Adjournment – 7:51 PM