

**Farm at the Creekside Homeowners Association  
2020 Annual meeting (due to COVID19 delays) held on July 15 2021**

**Meeting minutes**

Meeting scheduled to start at 7pm actually started at 7:08pm due to several homeowners still coming in and trying to find seating. Meeting was adjourned at 8:20pm.

**Board directors in attendance**

David Weinberg President (outgoing)

Scott Midler Vice-president

Clyde Hilty Treasurer (outgoing)

Ben Wolpoff member at large

Mike Noonan member at large

Bilge Birsoy member at large (acting as Secretary to note the meeting minutes)

**Board directors absent**

Liela Haynes (incoming Treasurer)

no Secretary on the current board

Quorum (minimum 28 households) met by 30 households in attendance+8 voting proxies+ 7 nonvoting proxies, for a total of 45 households.

- 1) Meeting called to order
- 2) Welcoming all in attendance
- 3) Opening remarks by the president: The president stated that the past year and a half has been tough on the board and the community due to the ongoing pandemic but the board and the committees have been working hard to maintain operations as well as possible.  
Call for volunteers: Since the president and treasurer are leaving the board, and there is no secretary, the board is in need of more directors. Although 5 members are sufficient to meet the HOA bylaws, 7 members would be ideal. More volunteers to serve on committees such as the Maintenance manager or Social committee would be helpful.
- 4) Brief introductions by current board members: Chair of Architectural Committee stated that architectural committee reviews are typically completed within a week of submission.
- 5) The outgoing president stated that the basic operating budget of \$60 has not changed in about two decades and even with the additional \$60 collected as fence reserves, the total annual dues of \$120 is a very reasonable amount for our community. He recommended that the next board should review the covenants and the enforcement guidelines with a focus on maintaining home values and the best interest of the community.
- 6) Quorum was announced to be met and discussion moved on to the resolutions on the agenda.
- 7) Vice-president went on record to state that the letter about the resolutions sent to the homeowners was not approved by all directors of the board.
- 8) A homeowner (and previous director) suggested we adjourn the meeting if the board was not on agreement about the agenda.
- 9) Vice-president and the outgoing Treasurer clarified that the budget still needs to be approved and the meeting can continue regardless of the fence related resolutions. They recommended a “yes” vote on the budget that proposed not to collect dues for this year.

- 10) Another homeowner (also a previous director) also recommended we continue with the meeting since the HOA bylaws require us to hold regular meetings.
- 11) Several homeowners in attendance wanted to voice their opinions and ask questions about the perimeter fence before the budget resolution was put to a vote.
- 12) Some perimeter homeowners stated that their section of the fence was in good shape while one perimeter homeowner stated that their section was in desperate need of repairs and could fall apart with the wind and take down adjoining sections of the fence. Some homeowners expressed a desire to keep things as is, to collect fence reserves and spend the fence reserves on repairs.
- 13) A homeowner (and a previous director) commented that they considered this fence issue to be a “board generated issue” and wanted to discuss other issues such as self-audit of the finances (instead of using a professional third party)) and the significant increase in HOA insurance premiums.
- 14) The outgoing President expressed that he was leaving the meeting early and stated his resignation from the President position and the board and recommended we move on to the budget resolution. Homeowners thanked the outgoing president for his service. A board director seconded the motion to move on to the budget.
- 15) The outgoing Treasurer went over the budget and stated that the lawn maintenance cost had already surpassed what was allocated in the draft budget. They explained that HOA had sufficient funds to cover all the operating costs even without collecting dues this year.
- 16) Some homeowners expressed concerns that the monuments (at Creekside and Sunset, and at Creekside and Plateau) were not being maintained well by the current lawn company and the board members stated that they would notify the company to take care of those areas.
- 17) One homeowner also asked for justification for the increase in HOA insurance premium and the outgoing Treasurer explained that the current one was offering a large coverage for a lot of worst-case scenarios and the new board should request and review new insurance quotes as they see fit.
- 18) Another homeowner brought up concerns about enforcement of covenants especially about the color choices for exterior painting or front lawn maintenance. The board and the chair of the Architectural committee recommended that homeowners have neighborly conversations with their neighbors and bring up any issues by directly emailing the board. The board emphasized once again that members are not walking around the neighborhood to search for infractions but would always respond to concerns raised by homeowners.
- 20) Resolution #1 for the budget was approved by a majority of homeowners with no objections and it was decided that dues are not to be collected for this year.
- 21) Homeowners and the board decided to postpone voting on the fence related resolutions #2 and #3 until more analysis can be done and homeowners can be informed about the alternatives. Majority agreed, there were no objections to postponing the resolutions to be discussed at the end of 2021 to correspond with an annual meeting for the fiscal year 2021.
- 22) Two homeowners volunteered to join the board. Both members were voted in by the majority of homeowners without any objections.
- 23) Vice-president motioned to adjourn the meeting and was seconded by two directors. Meeting was adjourned at 8:20pm.

Directors of the board remained on-site to discuss HOA related issues. Vice-president was nominated to take on the role of the President, the motioned was seconded by two directors and Vice-president was elected President. The terms of directors was discussed. The need to fill the secretary position was brought up again. New board volunteers were instructed on how to correspond with other board members. Outgoing treasurer provided some HOA documents in containers as well as digital files on a USB drive. The newly elected president stated that he would draft a list of items that need immediate action by the board and the board agreed to hold a board meeting tentatively in one month.