

The Villages of Creekside HOA Board Meeting Minutes

January 11th, 2023

Village Center

Call to Order

- a. Quorum validation- The meeting was called to order by President Kevin Kohr at 6:31 pm. All board members were present. EAM (Esquire Association Management) present (Rebecca Lesko).
- b. Welcome and Announcements- Introductions and welcomes made between the board members and Rebecca Lesko (community manager with EAM).

Meeting Purpose – Regular Business Meeting

Committee Reports

Financial Report- Many accounts are past due, need to see where we are with past due accounts once the first financials are completed with Esquire. Also need to ensure that any outstanding invoices are paid that may not have been paid during transition from Horst. Board indicated they would like to start fresh with financial reporting with EAM and felt it would be a bad idea to go back through past financials and recategorize items and expenses from 2022. Committee chairs will send categories for line-item expenses to Rebecca. Nothing major to note as far as feedback on social media regarding dues increases.

Social Committee- NA

Maintenance committee- Last Christmas party winterized building. Kept thermostat at 58. Nothing to note on the pool.

ACC- heard nothing from Horst. Are there any outstanding? What is our process? Rebecca to send Rachel the new ACC form to post to the website.

Landscaping Committee- Bills getting paid, sink holes being worked on.

Publicity & Social Committee- Did Santa get payment? Rebate for playground.

Nomination Committee- Karen to discuss with Rebecca.

Neighborhood Watch Committee- NA

First Board Meeting with EAM- Open Discussion Notes

- The board requested that EAM verify if meeting minutes for October, November and December 2023 were received from Horst during transition. Once received, the board will review and send any edits/corrections to Rebecca Lesko to update prior to publishing.
- The Board indicated they want hard copies of financial reports to house at the Village Center. EAM will provide a hard copy to the board at regularly scheduled business meetings.
- TAXES- EAM to check to see if real estate taxes to be paid for not taking rentals at the village building during covid. Board does not intend to take rentals again. Rebecca informed the board that EAM does provide tax prep services for the association via Pascarella Associates.
- Board requested a report to see how people are paying (monthly or quarterly) to determine if making payments monthly should be an option.
- Discussion on collections resolution- Rebeca to send resolution to the board to review. Board approved no late fees for the first quarter. Motion on the floor from Jim to approve no late fees for first quarter of 2023, motion was seconded and approved by all.
- EAM to send welcome letter from EAM to new residents to the board to review.
- Inspection process- all go to board for review. Slate wiped clean in 2023 starting new.
- New board meeting schedule for 2023 distributed to all in attendance. The board will meet on the second Tuesday of each month

Next Meeting – Board Business Meeting, February 14th, 6:30 pm – Village Center

Adjournment – With no further business to discuss, the meeting was adjourned at 7:51pm.

