

**Villages of Creekside HOA BOARD MEETING Minutes**  
**Tuesday, March 14<sup>th</sup>, 2023**  
**Village Center**

**I.Call to Order**

- a. Quorum validation - Quorum present, Emily Hackleman was not in attendance and Rachael Bowman attended via phone call.
- b. Welcome and Announcements- President Kevin Kohr welcomed everyone to the meeting and noted that Dr. Dan Fields would be running a bit late. Dan has a question about the February meeting minutes so we will wait until he arrives to discuss.

**II.Meeting Purpose – Regular Business Meeting**

**III.Consent Agenda – (waived for this meeting if no reports are received)**

- a. 2/14/2023 Business Meeting Minutes- Motion was made to approve the meeting minutes as amended with edit to be made to portion of minutes discussing approval of filing of association taxes with an extension with EAM’s CPA. Rebecca to change that Dr. Dan Fields abstained from voting in agreement with filing of association taxes with an extension.
- b. Committee Reports-

- I. **Architectural Control-** The ACC (Architecture Controls Committee) Chair informed the board that an ACC request for a shed had been submitted and denied last month. According to EAM, the homeowner requested to address the board to discuss. The ACC Chair suggested that the homeowner be advised to submit the feedback in writing to the ACC and board for consideration. The ACC Chair asked the Board to establish what would be required if a homeowner wanted to advocate for a change in rules.
- II. **Lawn and Landscape-** All repairs to the storm runoff area along Meadowood are now complete. We do have a few sinkholes in the buffer area that need to be repaired as well as the one on the newly acquired land. Fortunately, the sinkholes are minor and will be filled by our contracted landscaping crew sometime this month. Additionally, this month the Bartlett tree company will be injecting the ash trees in the community to protect them from the Emerald Ash Borer.
- III. **Publicity- NA**
- IV. **Social-** Spring Egg Hunt, Sunday 4/2/2023 at 3PM
- V. **Welcome- NA**
- VI. **Nominating-** Discussing electronic voting with Rebecca and Ryan, board prefers electronic voting less room for error. Call for candidate emails have gone out via google forms. Rebecca and Karen are working on booking the church for the in-person Community Meeting on 5/2/2023.
- VII. **Maintenance & Pool-** see attached report. Dr. Dan Fields noted that there are too many quotes that have been obtained and as a board we need to figure out what our priorities are. The board agreed that the retaining wall was at the top of the list of things that need repairing.

- c. **EAM (Esquire Association Management) Report Review** - Board approved EAM’s management report.
  - a. **January 2023 & February 2023 financial reports** - Board approved EAM’s financial reports.

**IV.Unfinished Business / Action Items**

- a. NA

**V.New Business**

- a. **2023 Annual Meeting Planning/Discussion** - Annual meeting planning in the works, Rebecca confirming booking of the church space for May 2<sup>nd</sup>.
- b. **Creekside Village Center Potential Projects Discussion**- Kevin provided a maintenance chart of items to be addressed to keep track of completed projects and project progress. A capital reserve study has never been done for the association, and much needs to be done to thoughtfully plan and budget.
- c. **Retaining Wall**- The Board agrees that the retaining wall is a top priority in needing repairs.
- d. **Creekside Rules and Regulations**- Karen to provide a copy of draft that the board had been working on prior to EAM to Rebecca to discuss with Ryan.

## **VI.Other Business**

### **VII.Next Meeting – Board Business Meeting, April 11<sup>th</sup> , 6:30 pm – Village Center**

**VII.Adjournment** - With no further business to discuss, the meeting was adjourned at 7:48pm.

#### **Pool Equipment Update:**

Our pump was leaking at the end of the 2022 season. If It's Water removed and assessed the pump. It was determined that repairing the pump was the best solution. Cost for repairs will be around \$300 for parts and labor. The stand holding the pump in place was completely rusted and could not be re-used. A new stand that will not rust when in contact with water will be purchased. The cost is approximately \$1300. Some of the pump and stand parts have been delivered. A second visit by If It's Water will occur to reinstall everything.

Looking into the future; we will need a new pump. If It's Water indicated that the Department of Energy has mandated some elements to new pumps and we need a "VFD pump". They recommended a product: 5 THP WHISPERFLOXF COMM VS PUMP and it's cost is \$4,466,80.

Attached is an estimate for installing a new pump; but we would only need to purchase the pump to have "just in case" and then pay installation at a later date.

#### **Pool Maintenance Update:**

1. My certification as a Commercial Technician expired on 2/28/23 so that has been renewed. The cost has been billed by 50 Shades of Green to Esquire.
2. We will likely be billed for time by 50 Shades of Green for adding enzymes to the pool to help with chemical control and Alge growth.
3. A decision needs to be made about how we will manage the pool chemical testing, pool cleaning and pump room maintenance. 50 Shades of Green has offered to be the vendor for services for the 2023 season - we would need to execute a contract and discuss age restrictions on support staff in the pump room.
4. I have been informed that Pool Clean-up needs to occur by Penn Turf before 4/1/23 as the mulch is delivered and laid the first week of April 2023. I don't believe that is in a contract for lawn and landscaping, but I am not sure. Can we please determine if we already have that covered in the current contract or if we need to create a separate contract for landscaping work around the pool?

#### **Pool Opening Update:**

1. If we are not hiring out a company to open the pool - we will need volunteers to do this task the last weekend in April. It will take up to 4 weeks to return the water to any sort of usable condition.
2. We will need to have our first CO2 Tank delivery during the first week of May.
3. We will need to have our first Chlorine delivery during the first week of May.
4. We will need to hire someone to power wash the deck, fence and walkways. Since mulch is being delivered in the first week of April is that done before? This was last done in 2021.
5. We will need to hire someone to place all pool furniture out on the deck in May. This was done using a basic labor rate by Penn Turf in 2022

6. We will need to execute the contract with a cleaning service to do an opening cleaning in May - after the pool furniture has been placed outside and then come for weekly cleanings thereafter. This was done by Gary's Janitorial in 2022.

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