

Villages of Creekside HOA BOARD MEETING MINUTES
Tuesday, November 28, 2023 @ 6:30 PM
Village Center

- I. **Call to Order** - The meeting was called to order at 6:35PM.
 - a. Quorum validation - A quorum was noted as being present.
 - b. Welcome & Announcements. – None.

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

- III. **10/10/2023 Business Meeting Minutes** – Approval of the minutes was tabled at this time pending further review by the Board.

- IV. **Committee Reports**

- i. **Architectural Control**- see EAM management report for update.
- ii. **Lawn and Landscape** – Updates were provided regarding tree planting efforts and renovation work in the buffer area. Two new sinkholes were found and are being monitored at this time.
- iii. **Publicity** – Newsletter is planned for December 17th.
- iv. **Social** – Christmas Party is planned for December 17th.
- v. **Welcome** – No updates at this time.
- vi. **Nominating** – No activity is planned until January.
- vii. **Maintenance & Pool** – Pool is closed and winterized. The Basketball Court is completed. The invoice for the parking lot may be paid when the work is completed. Mechanical room work is scheduled for the next two weeks.

- V. **EAM (Esquire Association Management) Report Review**

- I. 717 Brookside – move forward with 3rd notices, \$100 fine for each.

- VI. **October 2023 Financial Reports**

- I. The financial report was reviewed in detail. The Board directed EAM to purchase a \$30,000 certificate of deposit into a 7-month CD.

- VII. **Unfinished/Old Business / Action Items**

- a. **Schedule of Fines** – The Board discussed ongoing concerns with Residents making architectural changes without seeking approval from the Association. This conversation was assumed as part of the new business item below. These items will be noted during inspections or noted by Board Members for follow-up by EAM.
- b. **Rules & Regs** – The Board needs additional time to discuss proposed changes to the Rules and Regulations. This matter is tabled for now.

VIII.New Business

- a. Verizon bill – Phone service does not work now; a phone line must be activated. Documentation was sent to Horst to request reimbursement.
- b. Observation letters & future inspections – The Board discussed the way observations will be sent out in the future and how inspections will be conducted. The Board agreed that quarterly inspections will continue, the report will be sent to the Board, and no observations will be issued until the majority of the board responds and authorizes the letters to be sent.

IX.Other Business – None.

X.Next Meeting – Board meeting, January 9 @ 6:30 PM – Village Center

XI.Adjournment - There being no further business to conduct, the meeting was adjourned at 7:55PM.