

Villages of Creekside HOA BOARD MEETING Minutes
Tuesday, October 10th, 2023
Village Center

I. Call to Order

- a. Quorum validation- The meeting was called to order by President Rachael Bowman at 6:30 PM. All board members present for the meeting (Matt Lebo, Karen Kohr, Amy Tyson and Kevin Grier).
- b. Welcome & Announcements. - Karen Kohr had some updates/changes to the meeting minutes from September. Changes will be discussed further into the agenda.

II. Meeting Purpose – Regular Business Meeting

III. 9/12/2023 Business Meeting Minutes- Requested changes to September 2023 meeting minutes:

For ACC, please change the wording to say that 916 Cross Creek requested to plant seven trees but planted more than they requested for approval. Lawn and landscape change, please state that Penn State came out to the community to meet with the Lawn and Landscape committee, and they are going to replant the trees. 717 Brookside, please remove that the association does not know who the trees along their property line belong to as the board feels confident, they belong to the association. Karen will be contacting Hockly to get an estimate to see what should be done with the trees as they are in bad shape. The board can then determine how to proceed once confirmed who the trees belong to. Please change wording about the bridge repair, the center beam was not what was being repaired but the area around the beam was being worked on due to some erosion. The board approved the September 2023 meeting minutes with these changes.

IV. Committee Reports

- i. **Architectural Control-** see EAM management report for update.
- ii. **Lawn and Landscape-** Penn State tree planting confirmed for 10/28/23. Looking for community volunteers to assist with this planting project. The board will send Rebecca Lesko an email to send to the community about volunteering.
- iii. **Publicity-** Newsletter was sent out on 9/27/2023. Website domain was switched to being billed annually for budgeting purposes.
- iv. **Social-** Halloween party scheduled for 10/22/2023 with rain date of 10/29/2023.
- v. **Welcome-** No updates.
- vi. **Nominating-** Nothing to report until January 2024.
- vii. **Maintenance & Pool-** The new tennis net has been installed as of today. The wall project at the village center was supposed to start today but it is being delayed until Monday 10/16. The pool will be closed shortly, and we are looking to get the mechanical room repairs done ASAP. The repairs need to be done prior to the pool reopening in the Spring of 2024. Total cost of the mechanical room project from Ron Houser Construction is \$6,100.00. A motion was made, moved and approved to accept the proposal for mechanical room repairs from Ron Houser Construction.

V. EAM (Esquire Association Management) Report Review- The board reviewed and approved the EAM reports.

VI. September 2023 Financial Reports- Rebecca Lesko provided a collections update but was unable to provide Axela reports at this time due to accounts not yet viewable in the Axela dashboard. Accounts sent to collections per the board at or above \$500.00 if no response received from owners from 10 day letters.

VII. Unfinished/Old Business / Action Items

- a. 2024 Budget- The board held a separate budget meeting. Final discussion was had during the regular business meeting. Matt Lebo to send final budget to Rebecca which will include dues increase for homeowners. The board approved dues to increase to \$270, \$280 and \$300 per month based on housing type.
- b. Pool Closing 2023- Pool set to close in the next week or two.

VIII. New Business

- a. Schedule of Fines- The board will review the sample provided by EAM and compare with what they currently have in place. Rachael thinks that what they currently have in place is fine. Karen and the ACC committee will review the schedule of fines at their next committee meeting and work to merge the documents. Rules and Regulations will be added to the next meeting agenda.
- b. Parking lot sink hole estimates- A motion was made, moved and approved to have Rholans Paving complete the sinkhole project in the Village Center parking lot. EAM will sign the contract and submit deposit.

IX. Other Business- NA

X. Next Meeting – Board meeting, November 14th, 6:30 pm – Village Center

XI. Adjournment – With no further business to discuss, the meeting was adjourned at 8:01 PM