

Villages of Creekside HOA BOARD MEETING AGENDA

Tuesday, January 9th, 2024 @ 6:30 PM

Village Center

I. Call to Order

- a. Quorum validation- The meeting was called to order at 6:35 PM by President Rachael Bowman. Board members Karen Kohr, Kevin Grier and Matt Lebo were in attendance. Amy Tyson was absent.
- b. Welcome & Announcements.- NA

II. Meeting Purpose – Regular Business Meeting

III. 11/28/2023 Business Meeting Minutes- Business meeting minutes from November 2023 were approved with edits to new business letter b. The board agreed that quarterly inspections will continue, the report will be sent to the board, and no observations will be issued until the board president responds and authorizes the letters to be sent. Should say “until the majority of the board responds”.

IV. Committee Reports

- i. **Architectural Control-** see EAM management report for update. Nothing additional to add per Karen Kohr.
- ii. **Lawn and Landscape-** Received an email from a homeowner about what he thought was flooding due to the creek due to work done by the township. It was determined the flooding the owner was concerned about had nothing to do with the work done by the township. Continuing to monitor a few small sink holes.
- iii. **Publicity-** Newsletter was sent out on December 15th, 2023.
- iv. **Social-** Holiday party was held on December 17th, 2023. It was cold and rainy and had a small turn out. Next event will be held for Easter.
- v. **Welcome-** New resident moved into 310 Ramblewood.
- vi. **Nominating-** Nominating committee requesting to schedule and book the community annual meeting for Tuesday May 7th at 6:30 PM. EAM will contact the church to make arrangements as they did last year. Rebecca will send a copy of the annual meeting notice to the board for review. Once date and location is booked, an email will be requested to be sent out to all residents from EAM about candidates for the election.
- vii. **Maintenance & Pool-** Mechanical room being worked on as we speak and pool is officially closed up. Need to discuss with Amy if necessary to get a pest control contract back in place.

V. EAM (Esquire Association Management) Report Review- Reports reviewed and approved.

VI. November 2023 & Year End 2023 Financial Reports- Reports reviewed and approved. EAM will include a collections report from Axela for February meeting. EAM also confirmed that the 7 month CD was opened per the request of the board on 11/29/2023 in the amount of \$30,000.00 at 5.25%.

VII. Unfinished/Old Business / Action Items

- a. Rules and Regs- Rules and regulations were discussed at the meeting in November with Ryan in attendance. The board had asked Ryan a few questions since things are being done in the community without approval and the board would like to know how to handle. Per Ryan, he reviewed the documents and sees no discrepancies.
- b. Sink holes- The landscaping committee and board continue to monitor a few newer developing sink holes in the area.

- c. Tree Plantings- Trees are doing well and we continue to monitor their growth and development.
- d. Mechanical room work- Mechanical room work is being done currently.
- e. 717 Brookside- Notices had been sent and seeing some improvements and we continue to monitor the issues at this residence.
- f. CD account- 7 Month CD opened 11/29/2024 for \$30,000.00 at 5.25% with AAB.
- g. Schedule of fines- Subject tabled for discussion at the February meeting. Board will review examples that Rebecca sent previously.
- h. Verizon bill- Estimates for internet provided by Nirma. Rebecca to send to Rachael.
- i. Observation letters and future inspections- The board to come up with a proposed inspection schedule since they would like to avoid winter inspections. EAM will present the request from the board to the office manager and inspector to see if we can accommodate the request.

VIII. New Business

- a. 2024 Budget- Matt will send final budget to Rebecca.

IX. Other Business

X. Next Meeting – Board meeting, February 13th @ 6:30 PM – Village Center

XI. Adjournment – With no further business to discuss, the meeting was adjourned at 7:37 PM.