

**CREEKS EDGE AT STONY POINT TOWN HOMES  
HOMEOWNERS ASSOCIATION, INC.  
“SPECIAL MEETING OF THE BOARD  
WITH COMMITTEE CHAIRS”**

Creeks Edge Clubhouse  
9400 Creeks Crossing Blvd  
Richmond, VA 23235

BOARD OF DIRECTORS MEETING

CLUBHOUSE/VIRTUAL

Thursday December 3, 2020

6:00pm

President – Larry Dahn (2022)

Vice President – Anne Nelson Morck (2023)

Director – Rob Tait (2021)

**MINUTES**

- I. CALL TO ORDER (President): – President Larry Dahn called the meeting to order at 6:08 pm. He noted that residents on the call will be muted with only the option to listen. Committee chairs were not muted. The purpose of the meeting is to discuss management of community operations for 2021.
- II. ROLL CALL and QUORUM STATUS (In person: Larry Dahn – President; Anne Nelson Morck – Vice President; Rob Tait – Director; Social: Pat Mohr - Chair and Janet Carter - Administrative Secretary; Landscaping: Sharon Benedict - Co-Chair; (Virtual: Landscaping: Sharon Talarico - Co-Chair; Covenants: Kathy Allen and Lisa Eby - Co-Chair; Electrical: Mike McCabe - Chair; Web Master: Karen Bennett – Chair; Bill Swift – Manager Community Partners; Jerry Clark – homeowner; Joe Perszyk – homeowner; Debra Cohen – homeowner.
- III. APPROVAL OF MINUTES: NA
- IV. OWNER COMMENT PERIOD: NA
- V. REPORTS: NA
- VI. UNFINISHED BUSINESS: NA
- VII. NEW BUSINESS: Special meeting of the board with committee chairs:
  1. Moneymaker Properties and signage: They are ready to put up signs and have asked for input regarding location and type. It was suggested that one sign be placed in the median at the stop sign as you enter the community (not on the Blvd median) directing traffic to the right, and another one at the North End Directing traffic to the left and around the circle to the home sites. Hopefully this will prevent construction traffic from circling the neighborhood. Regarding “for sale” signs related to re-sale, it was noted that they will only be allowed just prior to open houses and must be removed that day when over. This is in accordance with the Covenants.
  2. Snow Removal Team: Volunteers are needed to help manage the decision making related to when to call the vendor for snow removal. Guidelines currently in place state that if the snowfall is over 3” the streets and walkways are to be cleared. Volunteers are also needed to help with brushing snow off of bushes. If interested, please contact Anne Nelson Morck by email.

3. Areas where additional help is needed: Electrical – someone to assist Mike McCabe. Webmaster- someone to assist Karen Bennett. She is trying to make the website more user friendly. An E-Blast will be sent out soliciting help.
4. Larry asked the committees what they need to be successful. It was suggested that each committee chair reviews their current membership roster and make sure, everyone on it wishes to remain active. It was noted that we can't please everyone with individual requests and are looking to the committee chairs to balance that. The Board will consider the suggestions made regarding committee membership.
5. Social: Pat Mohr reported that there are currently 9 members. The annual budget is \$1000, which is used each year to fund a spring event and a holiday party. Work is currently in progress to create a charter and an events request form; charter will define the function of the committee. The events form will be used to funnel and channel requests from residents regarding activities, and create a system for the committee to help residents with events they are willing to be in charge of.
6. Covenants: Chairs reported that the committee currently has 7 members. They have term limits and were created in the original Declaration. The committee would like the plant list to be updated for their use when considering requests for change through an ARC. The list is used for uniformity and not to curb individual expression.
7. Landscaping: Beautification will be merged into Landscaping. Upon referral from Covenants, Landscaping is willing to work with homeowners who have submitted ARC's and need Help with plant selections. The Sharon T. & Sharon B. will compile a short plant list for Moneymaker to use for the 7 townhomes currently under construction. The question was raised as to whether Snow Removal should come under Landscaping. Landscaping will also work with volunteers to remove dead plants and do transplanting when needed.
8. Volunteerism:
  - Do we want to take on special projects such as adopting Stony Point Parkway and keep it groomed and free of trash?
  - Identify skill sets within the community and get people involved.
  - This will also keep monthly dues down.
  - How can we close the gap in communication?
    - send more and good quality Eblasts
    - send out meeting recaps
    - have more transparency
    - minimize negativity
    - make volunteering fun and contagious
9. Anyone with thoughts on the various topics of discussion is encouraged to email Anne Nelson Morck ([annnelsonmorck@gmail.com](mailto:annnelsonmorck@gmail.com)).

VIII. NEXT MEETING DATE – Monday, January 18, 2021, at 5:30 pm. Due to COVID-19, location details to be determined.

IX. EXECUTIVE SESSION (if necessary) – N/A

X. RETURN TO OPEN SESSION (if Executive Session)

XI. ADJOURNMENT: Rob Tait moved to adjourn the meeting; Anne Nelson Morck seconded; there was no discussion and the motion passed by unanimous vote; the meeting was adjourned at 7:17 pm.

**Maintenance or service requests can be submitted at [www.communitypartnersva.com](http://www.communitypartnersva.com) or sent to Community Administrator Jessica Crump (378-5000x232) – [jcrump@communitypartnersva.com](mailto:jcrump@communitypartnersva.com)**  
Residents are welcome to address the Board during the Owner Comment segment of the meeting. This segment is intended to provide members an opportunity to give input to the Board of Directors. The Board will take any input under advisement but may not respond immediately as they proceed with the planned business of the meeting. The Board reserves the right to limit this section of the meeting to a time they believe is appropriate. Please observe Robert's Rules of Order.