

CREEK'S EDGE AT STONY POINT TOWN HOMES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Clubhouse
9400 Creek's Crossing Blvd
Monday, February 17, 2020
5:30pm

President – Mike Pratt (2020)
Vice President – Larry Dahn (2022)
Director – Rob Tait (2021)
Treasurer – Steve Middleton
Secretary – Traci Clark

Minutes

- I. CALL TO ORDER (President): Mike Pratt called the meeting to order as President at 5:36 pm.
- II. ROLL CALL and QUORUM STATUS (Secretary): In attendance, Mike Pratt – President; Larry Dahn – Vice President; Steven Middleton – Treasurer; Rob Tait – Director; Traci Clark – Secretary; Cheryl Dillard – Managing Agent; Rick Bream – Homeowner; Sue Bream – Homeowner
- III. APPROVAL OF MINUTES
 - A. January 20, 2020: Larry Dahn moved to approve the minutes; Rob Tait seconded the motion; the motion passed unanimously.
- IV. OWNER COMMENT PERIOD: Rick Bream commented that he liked the new street signage.
- V. REPORTS
 - A. President (Pratt): No Verizon update
 - B. Treasurer (Middleton): January Financials were not available at the February HOA meeting. Once the financial statements were distributed, Steven Middleton provided the Treasurer's report via email.
AS OF JANUARY 31, 2020
One CD for \$34,931 matured in December and was rolled over with TIAA at a 2.03% annual rate.
Two CDs totaling \$65,024 mature in February and will be combined and rolled over for one year with TIAA at an interest rate to be determined.
 1. \$35,308 in the operating checking account
 2. \$13,837 in the Paint Fund money market account
 3. \$256,204 in the Reserve Account, including \$88,552 in money market accounts and \$167,652 in CDs with one-year maturities and staggered expiration dates and yields ranging from 2.03% to 2.70%
 4. \$79 in past due assessments (2 owners)
 5. Monthly Total Revenue was \$25,112 which was \$10 under budget due to a returned check fee
 6. Monthly Total Expenses were \$22,146 which was \$2,304 under budget
 7. Monthly Net Revenue was \$2,966 or \$2,294 over budget
 8. Monthly significant variations in expense line items were as follows:
Clubhouse Expense \$383 under budget
Landscape Repair/Replacement \$870 under budget (\$900 in expenses net of \$1,770 reimbursement from LeGault?)
Other Landscaping \$3,850 over budget (detention pond and crape myrtles)
Roof Repair \$417 under budget
General Repair \$417 under budget
Other Contingency \$2,000 under budget
Pool Contract \$270 under budget (timing issue)

Pool Repair \$272 under budget

Storm Water Fees \$800 under budget (timing issue)

In general, we have a sufficient cash balance to start the new year.

Repair/replacement reserve is funded in accordance with reserve study recommendations.

- C. Developer/Builder (Middleton): The Developer is in discussions with LeGault Homes and other builders regarding completing the construction of the remaining homes in the community.
- D. Social Committee (Mohr): Not present
- E. Covenants Committee (Tait): The committee's next meeting is on 2/26/20, at 6pm; the committee will discuss the annual survey in April.
- F. Operations/Landscaping Committee (Pratt): New street signs were installed; Larry and Mike installed the signs themselves, which saved \$500; pool tiles have been replaced; pool has been drained and will be acid washed; pool pavers have been fixed; Mr. Pratt has identified driveways and sidewalks that have cracks; the Board discussed concrete sealing; a homeowner cleared trees on common property and is now requesting that the HOA pay for new planting material; Community Partners will send a letter to the homeowner to address the situation.
- G. Beautification Committee (Perszyk): The next meeting will be held on Wednesday, 2/19, at 6pm, in the clubhouse.
- H. Managing Agent (Dillard): Worker's Comp insurance is in-place for HOA; homeowners have been asked to submit new information sheets to Community Partners; LeGault submitted their share of payment for tree removal.

VI. UNFINISHED BUSINESS

- A. Gutters: Gutters are 6" wide on townhomes and 5" wide on the villas; wider splash guards will be added to overflowing areas; some of the newer homes will have a downspout added; leaf guards will be removed at the spots that the water is jumping over the gutters; Community Partners spoke to Flip Gutters to get pricing on that product.
- B. Repair conversancy fence: Mike Pratt received 2 quotes for fence repair; Hurricane Fencing came in with the lowest quote; five no trespassing signs will be placed on the outside of the fence; Steven Middleton made a Motion to approve the Hurricane Fence quote for \$1,116, and Larry Dahn seconded; all approved with no further discussion.
- C. Clubhouse Access for Community: Larry Dahn will discuss clubhouse access the next HOA meeting
- D. Community Website: The community website will be discussed at the March HOA meeting

VII. NEW BUSINESS

- A. Termite Contracts: Hickman agreed to treat the remaining 56 homes and spread the cost over three years; starting in 2023, the cost would decrease compared to the current vendor; Larry Dahn made a motion to approve the Hickman Termite agreement and, Rob Tait seconded the motion; all approved with no further discussion.
- B. Retention Pond: The Board discussed maintaining the pond and surrounding area; the HOA will be mindful with the products used to clean around the pond and will contact Kenny's Landscaping for additional guidance.

VIII. NEXT MEETING DATE: Monday, March 16th, at 5:30 pm, in the Creek's Edge clubhouse

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

X. RETURN TO OPEN SESSION (if Executive Session) – N/A

XI. ADJOURNMENT: Rob Tait moved to adjourn the meeting and, Larry Dahn seconded; there was no discussion and the motion passed by unanimous vote; the meeting was adjourned at 6:39 pm.

Maintenance or service requests can be submitted at www.communitypartnersva.com or sent to Community Administrator Jessica Philyaw (378-5000x232)–jphilyaw@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.