

CREEK'S EDGE AT STONY POINT TOWN HOMES HOA
Board of Directors Meeting – Minutes
Wednesday, May 24, 2023 – 5:00pm

Clubhouse – 9400 Creek's Crossing Blvd
Or Virtual Meeting via Zoom

President – Larry Dahn (2024)
Vice President – Anne Nelson Morck (2023)
Secretary – Melissa Eager (2023)
Treasurer – Roseann Salasin (2024)
Director – Karen Bennett (2025)

I. CALL TO ORDER (President)

President Larry Dahn called the HOA meeting to order at 5:01 pm.

II. ROLL CALL and QUORUM STATUS (Secretary)

Meeting, in attendance at Clubhouse: Larry Dahn - President; Karen Bennett – Director; Melissa Eager - Secretary; Roseann Salasin - Treasurer; Anne Nelson Morck – Vice President; Dave Hering – Managing Agent; Judy and Mark Beheshti - Homeowners;; Joe Persyzk - Homeowner; Paul Gilbo - Homeowner; Rob Tait - Homeowner; Mike Roscoe - Homeowner; Susan Boyle and David Hicks - Homeowners; Rob Austin - Homeowner; Bob Camire - Homeowner; Tom Byrd - Homeowner.

Virtual, in attendance: Dan Apple - Webmaster; John McClarin - Social Committee Co-Chair; Debbie Markel – Covenants Committee Chair; Steve Middleton - Developer; Mike Maruco - Homeowner; Jeff Robertson - Eagle Construction; Jeanine Harper - Homeowner; Dan Dellotorda - Homeowner.

III. APPROVAL OF MINUTES - Melissa Eager made a motion to approve the below minutes; Karen Bennett seconded the motion; the motion passed unanimously.

- March 22, 2023 Board meeting

IV. BUILDER REPORT – Eagle Construction (Jeff Robertson)

Eagle Construction has begun construction on the 3-story units in front of the detention pond; Eagle has one home under contract (anticipates closing date the end of December) and interest in other units. There is no build order after the 3 story units; it will be sales dependent. Villa homes - know there is interest but not set on how they plan to sell them. Primary focus is to start on the townhomes. Expectation is to keep it as clean as possible once construction begins.

V. HOA REPORTS

A. President (Larry Dahn)

- There have been many changes in the clubhouse – many more to follow. We've mounted a new 77" TV monitor, new refrigerator, touch-up work on walls of the past tv's, professionally cleaned (Stanley Steamer) both bathrooms, area rugs and office carpeting, and converted all lighting to led. We had an unfortunate hose bib crack over the winter (kitchen exterior wall area), which caused a challenging water leak; damaging some sheetrock and about 1/3 of our kitchen flooring. Hope to have the kitchen back in full working order in about a month.
- I'm sure the landscape committee will talk in more depth, but VA Green has already made our grass lush and green, along with all the tree trimming by US arborists.

- Hope everyone is seeing the exciting progress by Eagle Construction. From our understanding they've pulled back slightly in the build-out and will first only complete the 1st 3 story (6 homes) in front of the detention pond.
- The pool and fountain areas are fully ready for our summer enjoyment. Remember the pool area is open year-round and we have an automatic chemical system that was added this past year that keeps the pool balanced 24 hours a day – 7 days a week all year.
- We have had a few challenges with the gate system; please remember you need to access the code for both entry and exit: How to open the gate:
Enter 4-digit code 1950 (push each numbered button)
Turn handle to the left and gate should open
If it doesn't open – push to "C" button (lower right-hand corner) to clear
Re-enter the 4-digit code (1950) and turn handle to the left and gate will open.
How to exit from the pool area:
Enter 4-digit code 1950 (push each numbered button)
Turn handle to the right and gate should open
If it doesn't open – push to "C" button (lower right-hand corner) to clear
Re-enter the 4-digit code (1950) and turn handle to the right and gate will open.
Women's bathroom entry code "514" and Men's bathroom entry code "415".
- We had Hickman's termite inspection this year; with a few changes that was added in the communication to all homeowners. Remember if you don't allow them to inspect the interior of your home that voids your warranty.
- Here we go again with the "Poop" discussion. One of our poop stations is temporarily unavailable, but please remember to respect all homeowners and pick up your "S".
- Reminder that we share the apt trash bin, but it's not designed for large objects – only trash. Also, our trash company wanted us to remind everyone that recycling containers are only for labeled recycling items.
- In the coming months we should see a front entry signage facelift.
- We've begun work in the community garage with removal of the bathroom items – toilet, sink, water fountain and some larger type items that were also disposed of. We have the community car wash station up and running, as many of you are aware we had a frozen pipe burst and it's now repaired.
- Our front entrance area is finalizing the installation of the new gate system software and getting rid of the Wi-Fi system that created several headaches with gate operational issues.
- Landscaping committee and a few others have done a fantastic job in turning our pool and fountain area into a 5-star resort but could use everyone's help in keeping our potted plants watered throughout the summer months. We've added a couple of watering cans and feel free to use as needed to keep the beauty going in our community. Do remember that we always need everyone's help to keep the pool area looking wonderful, so please always pick up your own trash, keep the grilling area clean (following the posted instructions) and if you can always help in straightening up the chairs and lowering the umbrellas.

B. Treasurer (Roseann Salasin)

As of YTD April 2023:

Assets/Investments:

Reserve asset accounts totaling \$272,897 are invested with MoneyOne FCU certificates, Towne Bank and a Pacific Premier money market: \$18,849 in a Pacific Premier MM account earning (.15%), from which reserve expenses are paid. \$75,000 in a 6-month CD with Towne Bank earning 3.72 and 4.37%. These funds were reinvested from the lower-earning Pacific Premier MM (above) and a roll-over certificate to capture higher interest but keep funds liquid to pay for approved projects in 2023; \$2,603 in MM/Business Savings accounts earning (.05%) FCU required accounts. \$176,445 in staggered certificates earning from .86 to 3.105%. We look for higher earning options as certificates expire.

Operating Checking account balance of \$12,864; Operating Contingency account balance of \$17,140; Paint Fund money market account balance of \$81,903 funds needed for the new railings and common area building painting. Accounts Receivable of \$483, we really appreciate everyone paying their monthly HOA dues on time.

Operating Income/Expense (Year-to-date):

Net operating income/expense was \$2,717, \$(160) excess net expense, effectively on budget: Revenues were on budget at \$127,600. Eagle Construction has sold one home, estimating settlement in December or 1Q 2024. Expect we will have a \$4950 shortfall in 2023 revenue. Expenses were \$124,883, \$(160) over budget;

Major expense category differences:

Administrative/Clubhouse/Pool \$2,927 under budget reflecting prior year credits taxes, insurance, and pool phone service offset by timing differences of expenses versus calendarized budget.

Landscaping \$3,257 reflecting timing differences of expenses versus calendarized budget;

Maintenance/Repairs (\$5,147) over budget reflecting timing of roof and general repair expenses versus calendarized budget. We have not spent our full-year budget; however, repairs in our aging community are hard to predict.

Utilities (\$1,197) over budget reflecting higher electricity and stormwater fee.

Our repair/replacement reserve is funded in accordance with the 2021 reserve study recommendation.

C. Social Committee (Mandy and John McLarin)

March First Winey Wednesday Event - Magnolia Winery

Date: Wednesday, March 29 at 6:00-8:00 pm

Total attendants: 51 people

Community response:

Great mix of old and new residents attending the event.

Great event and looking forward to the next wine event

Will probably limit the event to 45 guests

Are evaluating a couple different formats and types of wine to be featured

Thirsty Thursday Event

Date: Thursday, May 11 at 5:30-7:30 pm

Where: Pool area

Cost: Free

Total attendants: 50-60 people

Community response:

Once again the event was attended by a mix of old and new residents

Guests brought an assortment of appetizers

Trying to decide when next Thirsty even will be

Summer Food Truck

Date: Saturday, June 10 at 5:30-8:00 pm

Food Truck: Smokie Joes

Cost: Residents to purchase their own food

Residents: Unlimited

September Winey Wednesday Event - TBD

Date: TBD

Total attendants: 45 people

Comments: Evaluating different formats and types of wine to be featured

Fall Event

Date: TBD

Food Truck or Grilled Hot Dogs/Hamburgers: TBD

Cost: Residents to purchase their own food if food truck used otherwise Social Committee to provide food

Residents: Unlimited

D. Covenants Committee (Debra Markel)

The Covenants Committee handled and approved 3 ARC requests since March. Two were to remove shrubs with one homeowner replacing them and the other will be widening their parking pad. The third request was to add storm doors that meet our requirements to the front and back of the house. We also completed suggested revisions to the Architectural Guidelines and are in the process of reviewing the Rules and Regulations.

E. Landscaping Committee (Sharon Benedict read by Joe Persyzk)

Working on updating contracts for 2024 and beyond .
Finalizing design for median north of pool - implementation scheduled for this Fall.
Beginning discussion with Manchester on design for Boulevard.
Overseeing vendors.

F. Electrical Committee (Mike McCabe read by Melissa Eager)

The auto fill system for the fountain will be complete sometime over the next couple weeks. That will eliminate the need to monitor the water level constantly. We have received a quotation to install security cameras covering the area around the clubhouse (pool/fountain), and it looks to be complete and competitive; will be discussed at the next meeting.

G. Website Committee (Dan Apple)

-12,016 visitors since 8/1/22 (average is 1,325 per month)
-Added new page for CE monthly and annual financial statements as a private page
-Added 4 new pages for Disaster Planning resources
Preparedness
Planning
Government Agencies contact info
Severe weather access

H. AED Committee (Rick Bream read by Melissa Eager)

Some research completed regarding a CPR/AED course for residents and forwarded the info to Larry. The cost would be \$75/person.

I. Managing Agent (Dave Hering)

Potential violations need to be discussed in Executive Session.

VI. OWNER COMMENT PERIOD*

Dave H. - concerned with the construction fencing on the empty villa lots as well as the appearance. Per Steve M., noted and will address.

Mike M. - thinks establishing a trail around the perimeter of the community would be a great addition to the community. Will get an interest email out to AN.

Paul G. - as a community, how prepared are we in the case of a disaster? Information about Disaster Preparedness has been added to the community website. Be on the lookout for a survey.

VII. UNFINISHED BUSINESS

A. Railing replacement project

Melissa Eager made a motion to replace the existing rail on the rear of 4 homes on CSC (9528, 9530, 9532, 9534) with PVC rail system in a closely matching style done by N. Chasen

in the amount of \$6200 (paint fund); Anne Nelson Morck seconded the motion; the motion passed unanimously.

B. Team US Arborist additional projects

Discussion related to the necessity of removing remaining 8 additional zelcovas and 2 oak trees along with grinding the stumps. Homeowners will be notified of the removal. Decided upon removing of 7 zelcovas along the Boulevard (US Arborist is highly recommending that the zelcovas be removed from the Blvd) and 2 oak trees. Will decide upon the 1 zelcova on the median north of pool upon further advice and discussion.

Melissa Eager made the motion to approve Us Team Arborist to remove 2 oak trees and grind stumps in the amount of \$1855 and \$3150 to remove 7 zelcovas along the Blvd and grind stumps; Karen Bennett seconded the motion; the motion passed unanimously.

C. Concrete repairs

Anne Nelson Morck made the motion to approve \$5402 (reserve) quote for 5 Exposed aggregate concrete sidewalk repairs and \$2200 (reserve) quote to replace 8" concrete gutter pan; podge 26 areas of damaged concrete by Gwaltney LLC; Melissa Eager seconded the motion; the motion passed unanimously.

D. Driveways at 9428 and 9440

Karen Bennett made the motion to approve \$785 to Kenney's Landscaping to remove soil and install 2-4 inch river rock in the center strips of the driveways at 9428 and 9440; Melissa Eager seconded the motion; the motion passed unanimously.

Prior to this occurring, Dave Hering will send a letter to the owners to alert them of the decision.

E. Repair work in the kitchen of the Clubhouse

Karen Bennett made the motion to approve Morris and Hall Inc to complete the necessary repair work in the kitchen in the amount of \$3198; Melissa Eager seconded the motion; the motion passed unanimously.

VIII. NEW BUSINESS

A. Tree removal; Zelcovas on Blvd, 2 Maples on CSC

Decision made under unfinished business. See above.

B. Clubhouse security cameras

Keep as an open item. Will discuss at next meeting.

C. Termite warranty and annual inspections.

Larry addressed during President's Report. See above.

D. Richmond Irrigation approval process on repairs.

In order to have a better work flow, it makes sense for the LC to make decisions as necessary when it comes to minimal repairs on the irrigation system. A landscape committee member is responsible to oversee the efficacy of Richmond Irrigation's activities.

Karen Bennett made the motion to allow the LC to make these decision; Melissa Eager seconded the motion; the motion passed unanimously.

E. Roof repair - hail damage

The Board decided not to pursue guidance from our lawyer at this point. Roseann Salasin volunteered to contact her insurance company reporting that hail damage has been detected and ask them to follow up for a repair. She will report back what she learns and we can proceed from there.

F. Utilization of perimeter green area

Discussed during homeowner comment period. Mike Maruco will develop an interest email and send along to Anne Nelson Morck to send out to the community. Keep as an open item for next meeting.

IX. NEXT MEETING DATE – 7/26/23 @ 5 pm

X. EXECUTIVE SESSION

Anne Nelson Morck made a motion to move into executive session at 7:35 pm; Karen Bennett seconded the motion; the motion passed unanimously. Several violations were discussed and Dave Hering and Community Partners will address.

XI. RETURN TO OPEN SESSION

Anne Nelson Morck made a motion to go back into open session at 8:03 pm; Karen Bennett seconded the motion; the motion passed unanimously.

XII. ADJOURNMENT

Larry Dahn made a motion to adjourn at 8:04 pm: Roseann Salasin seconded the motion; the motion passed unanimously.

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