

CREEKSIDE HOA BOARD MEETING MINUTES
September 9, 2025

Members Attending: Kevin Grier, Matt Conrad, Jeremy Hackleman, Josh Lewis, Amy Tyson
Horst Property Management –Maryellen Chenoweth and Co-Property Manager – Shawna Gafencu

Call to Order – Kevin called the meeting to order at 6:35 pm.

- Kevin motioned to approve the August minutes; Aaron approved the motion for minutes accepted.

Architectural Committee: Jeremy

- The Board received two requests from homeowners for Architectural approval. Both requests were for roof replacements, which were approved by the Committee.

Lawn and Landscape Committee report - Josh

- Josh met with Aaron and contacted landscapers for bids for the following work in the community:
 - The Pondsides tree cost will be split with owner.
 - The Landscape committee is considering pruning trees on an as-needed basis.

Publicity Committee report – Matt

- Due to the lack of content, the June newsletter will not be issued.

Social Committee report- Matt

- No updates at this time.

Welcome Committee report – Kevin

- Welcome Committee will be issuing receipts for the Welcome gifts that were delivered to the two new residents in the community.

Nominating Committee report - Kevin

- No report at this time.

Maintenance/ Pool Report –Amy

- A definitive pool closing date is needed. Amy is working to provide this date.
- A puppy paddle event will take place, but the date is yet to be determined. Amy will provide this as well.
- A monthly cleaning schedule for the pool and surrounding areas need to be established.

Financials-

- August financials were reviewed and approved by the Board.
- Maryellen explained that it is best practice to budget for an amount equal to 3 months' worth of expenses to be allocated in the operating account to ensure that all bills are paid on time and in full. She also explained that monthly dues should be an amount equal to 3 times the amount of monthly total operating expenses.
- Maryellen said that the 2026 Budget must be posted publicly 30 days before the deadline.
- An increase in monthly dues was discussed. Maryellen explained that if the Board approves a vote to raise fees, all homeowners must be notified 45-60 days in advance.
- The finalized budget is due by November 1, 2025. The board will communicate with committee members to obtain additional financials.

Old Business

- Old business was covered in the separate Committees.

New Business

- The board discussed the possibility of adopting a new regulation regarding restrictions for renting homes to tenants. This has not been finalized.

Next Meeting Date

- Board Meeting – Next meeting date is on **Tuesday, October 14 at 6:30 p.m.**

Adjournment – The meeting was adjourned at 7:30 p.m.