

# **The Villages of Creekside HOA Board Meeting Minutes**

**Date:** August 13, 2024

**Time:** 6:31 PM

**Location:** Village Center

## **Attendees:**

- All board members present (Rachael Bowman, Karen Kohr, Amy Tyson, Kevin Grier and Matt Conrad). Rebecca Lesko (EAM).
- Chris Lux, ACC member, in attendance

## **1. Call to Order**

- The meeting was called to order at 6:31 PM.

## **2. Review of Previous Minutes**

- The minutes from the June & July meetings were reviewed. The minutes were approved with the edit to be made that “Rachael will send out the enforcement policy with the necessary changes.” Also, update the minutes to reflect that Matt was absent at the July board meeting, not Kevin.

## **4. ACC Report**

- The board will review the summary document once the ACC finalizes it. This item will be added to Old Business for follow-up.
- The mailbox for the center has been approved.
- A fine of \$50 per month was imposed for a patio issue at 14 Oak Knoll.

## **5. Lawn and Landscaping**

- Trees near the pool are scheduled for removal in September. Discussion regarding plantings at the center is ongoing, with a decision on whether to proceed in the fall or spring.

## **6. Publicity**

- A speeding meeting is scheduled for September 17th and will be included in the newsletter. The meeting will take place at the township building.

## **7. Social Events**

- The book club will start meeting on the third Wednesday of each month.
- The Halloween party is scheduled for October 20th and October 27th, with the latter being the rain date.

## **8. Welcome Committee**

- Resale certificates sent to Kevin are proving helpful. Follow-up on Kevin's email is needed.

## **9. Nominating Committee**

- No updates to report.

## **10. Maintenance and Pool**

- Haldeman Bros. was consulted to update the splash pad estimate. Discussion on the potential for a higher fence around the pool and its impact on liability insurance was held. The board voted to approve a 6-foot fence for the pool, with funds to be drawn from reserves. The priorities are trees, splash pad, fence, and landscaping. The motion passed. Amy will obtain the final updated estimate.

## **11. Financials**

- Insurance expenses for July were recorded under the wrong GL code. Inquiry needed on the billing schedule for insurance. Water testing charges were double in July; this needs further investigation. A review and recoding of contracted and additional landscaping expenses will be conducted.

## **12. Specific Property Issues**

- **717 Brookside:** Discussion of the tree issue continues. Karen and Amy will meet with the owner to address the matter.
- **14 Oak Knoll:** A \$50 fine for the patio is being imposed monthly.
- **527 Waterside:** A \$50 fine has been issued for purple and yellow paint.
- **1014 Glenwood:** A fine of \$250 has been imposed for shed issue.

## **13. Old Business**

- Move ACC supporting documents to be addressed in future meetings.

## **14. New Business**

- Outdoor security cameras, new computer, and Wi-Fi matters are tabled until next year.
- CAMCO webinar for new software system to be held 9/18/2024. EAM officially becomes CAMCO on November 1<sup>st</sup>.
- Budget planning 2025- EAM will provide a copy of draft budget in the coming weeks. Deadline for budgets is October 25<sup>th</sup>.

## **16. Adjournment**

- The meeting was adjourned at 8:45 PM

**Next Meeting:** September 10<sup>th</sup>, 2024 6:30 PM.