

Villages of Creekside HOA BOARD MEETING Minutes
Thursday, June 6th, 2024 @ 6:30 PM
Village Center

Members Attending: Rachael Bowman, Karen Kohr, Amy Tyson and Matt Conrad. Rebecca Lesko (EAM) present.

Call to Order- Meeting was called to order at 6:30 PM

Welcome & Announcements- NA

Meeting Purpose – Regular Business Meeting

5/14/2024 Business Meeting Minutes & 5/7/2024 Annual Meeting Minutes

- Approved with no changes except for the questions from the annual meeting to be updated per the hand written notes provided to Rebecca from Rachael Bowman.

Committee Reports

- **Architectural Control**
 - 10 Oak Knoll - Roof Replacement (Pending)
 - 638 Pondside - Mailbox/Post Replacement (approved)
 - 34 Oak Knoll - Deck Addition
 - 1026 Glenwood - Shed (denied)
 - 1026 Glenwood shed issues: One was built at the time of the home being built.
 - Masaros has a shed that's unapproved and came to the attention of the board. Send a letter letting them know that they need to remove it. No building permit for 1014 Glenwood.
- **Lawn and Landscape**
 - Discussed planting some trees in common area.
 - Taking trees down at the pool. Maintenance/Pool and Landscape committees coming up with a plan on when to do it.
 - Karen will reach out to Penn State about planting more trees.
- **Publicity**
 - Newsletter is good to go.
- **Social**
 - Pool party coming up in June.
- **Welcome**
 - Create a way for the welcome committee to pass on key fobs, etc.
 - ACC inspection for resale certificate -add to next month's agenda.
- **Nominating**
 - NA
- **Maintenance and Pool**
 - Pool is running and ready to go.
 - New bistro tables ordered.
- **May 2024 Financial Reports**

- Not yet available. April reports were reviewed at the May meeting.

Unfinished/Old Business / Action Items

- **Schedule of Fines and Late Fees**
 - Tabled to next meeting.
- **Mechanism for Capturing Feedback and Survey Information**
 - Tabled.
- **Speed Deterrent Message**
 - Tabled.

New Business

- **Enforcement Policy**
 - Rachael to send out and review. Tabled to next meeting.
- **1026 Glenwood Lane – Shed**
 - Done, request denied as noted in ACC report.
- **Township: Street Lights and Cleaning Basin Leaf Litter**
 - Amy spoke with the township about redoing some lights. They are going to come out and look at them. Replacement of lights will be very expensive but painting is possible.
 - Basin litters at swales: Township is going to take care of them and then Penn Turf will do some.
 - Justin from North Cornwall Township to check if they have the painting on their calendar.
- **717 Brookside**
 - Mowed. Table trees discussion.
- **7 Month CD Maturity Date: 6/29/24**
 - Roll over to 9-month CD. Check maturity date on 12-month CD.
- **Outdoor Security Cameras**
 - Meeting with Reeds coming up.
 - WiFi approved by the board , EAM will reach out to Verizon and arrange a day for them to come out to the village center.
 - Vote on cameras via email after the Reeds meeting.
 - New computer, table topic.
- **Process to Activate/Deactivate Key Fobs**
 - Discussed. Amy Tyson will monitor the AR report.
- **ACC Supporting Document**
 - Board making edits.
- **428 Little Pond AC Unit**
 - Check on violation.
- **Observation Requests to be Sent**
 - 937 Meadowood weeds.
 - 45 Oak Knoll weeds.
 - 901 Meadowood weeds.
- **Village Center Mailbox-** in need of repair

- **Follow Up Community Questions from Annual Meeting**
 - No sending out agenda in advance. Residents can look at past meeting minutes and documents on the portal.
- **Consecutive Term Limits**
 - None.

Next Meeting

Board meeting on July 9th at 6:30 PM – Village Center

Adjournment- With no further business to discuss, the meeting was adjourned at 8:28 PM.