

CREEKSIDE HOA BOARD MEETING MINUTES

February 21, 2022, ZOOM

Members Attending: Emily Hackleman, Dan Fields, Rachael Bowman, Karen Kohr, Kevin Kohr,
Jim Eichelberger, Matt Lebo and Chris Gaughan.

Members Absent: Lorie Ann Bartal

Other Attendees: Representing Horst Management – Nancy Miller

Call to Order – Chris Gaughan called the meeting to order 6:30 PM.

- Approval of minutes from 1/17/22 meeting – The January Meeting Minutes were distributed via email. Rachael motioned to approve the November Minutes. Karen seconded the motion. Minutes approved. They will be posted to the website.
- Financial Report through January 31, 2022

	<u>Year to Date</u>
Income	\$ 48,939.40
Operating expenses	<u>\$ 16,377.36*</u>
Net operating income	\$ 32,562.04
Operating Balance	\$ 51,506.20
Capital Reserve	<u>\$ 82,107.72**</u>
Total of all accounts	\$ 133,613.92

Delinquency – Twelve (12) owners owed \$4,693.58 to end January, \$2,617.51 of which was from one owner.

*Includes \$4,500 for February's trash service.

**Reserve fund activity

- \$3,700.90 for signs to be expensed in February.
 - \$875 budgeted contribution
 - \$736 in Settlement income
 - \$10.32 in interest
- Late Fees – An aging report was emailed to the Board. Eleven (11) homeowners owe \$5,194.58 as of 2/17/22.
 - One homeowner owes \$3,414.51 of the total. The Board previously voted to proceed with foreclosure. The homeowner was served by the Sheriff on February 16, 2022. The homeowner has requested the following payment plan:
 - \$1,000 on 2/23/22
 - \$1,000 on 3/9/22
 - Balance 4/6/22

This is with the understanding and stipulation that the sheriff's sale will not be cancelled until the balance is paid in full. The remaining balance due by April 6th will include the assessment due April 1, 2022, late fees, plus any collection expenses (including attorneys fee) that were charged to the Association between now and April 6th. At this time, we do not know the date the home is scheduled to be sold at sheriff's sale; however, the next sale for Lebanon County is scheduled for April 12, 2022. Once the balance is paid in full, the association will cancel the sheriff's sale and the homeowner will be required to enroll in an automatic payment plan.

Any default in these terms will result in the full amount due immediately in order for the sheriff's sale to be cancelled.

Chris motioned to accept the payment plan listed above. Rachael seconded. The payment plan was accepted provided the details are clear as to the expectations and deadlines for payment.

Maintenance Committee

- Pool
 - Rate for chemicals - Emily is checking with different supply companies to find the best pricing for pool chemicals. Robert's Oxygen communicated a price increase
 - Pool attendant – Currently pool attendants are paid through a Temp agency which charges the HOA an additional 53% of the hourly rate. Emily and Nancy will discuss alternative options outside of the meeting and report back in March or April.
 - Pool Opening – the goal is for the pool to open in mid-May; however, the pool typically opens Memorial Day weekend.
- Village Center
 - Main (front) doors – Dan reached out to Reeds regarding the door replacement. Rachael volunteered to help. Multiple estimates to be obtained.

Architectural Control Committee report

- Requests submitted or open since the January 2021 Board meeting:

Address	Name	Request	Date rec.	Date Appr.
44 Oak Knoll	Surmacz	Roof Shingle replacement	1/26/22	1/28/22
44 Oak Knoll	Surmacz	Window/door replacement	1/28/22	2/8/22

Owners should be reminded that approval from the HOA should be obtained prior to making any exterior changes.

Lawn and Landscape Committee report

- Property Lines - Karen explained how the documents obtained from Matthew and Hockley can help to determine the property lines.
- Ash Borer treatment – Hauser's sent an estimate for \$4,113. Karen is researching the necessity and effectiveness of this treatment.

Publicity Committee report

- Signage Project complete. Positive feedback has been received.

Social Committee report

- Egg Hunt – April 10, 2022
- Community Yard Sale – May 21, 2022

Welcome Committee report – No Settlements since the last Meeting

Neighborhood Watch Committee report

- Nothing new to report

Nominating Committee report

- Annual Meeting Date Selection – Changed to Monday May 9th at 6:30 PM, using Zoom.
- Expiring terms – Rachael Bowman, Karen Kohr, Jim Eichelberger (completing the term of Clair Weaver)
- Nancy and Karen will work together on notification, nominations, and election procedures.

Horst Property Management report

- Nothing new to report

Other Business

- Oaklea Parcel of Land – Chris will touch base with Scott.
- Updating/revising Rules and Regulations – Emily will facilitate date selection for a meeting.

Next Meeting Date – March 21, 2022, tentatively on Zoom

Adjournment – 7:27 PM