

## CREEKSIDE HOA BOARD MEETING MINUTES

July 15th, 2022

Members Attending: Rachael Bowman, Dan Fields, Emily Hackleman, Jim Eichelberger, and Kevin Flagg

Members Absent: Kevin Kohr, Karen Kohr, Lorie Ann Bartal, and Matt Lebo

Other Attendees: Representing Horst Property Management – Lindsey Brenner and Maryellen Chenoweth

Call to Order – Jim Eichelberger called the meeting to order at 6:41 pm.

- Approval of minutes from 6/20/22 meeting – The June Meeting Minutes were distributed via email. Emily Hackleman motioned to approve the March Minutes. Rachel seconded the motion. All in favor. Minutes approved.

- Financial Report through June 30, 2022:

	<u>Year to Date</u>
Income	\$ 102,953.80
Operating expenses	<u>\$ 91,907.38*</u>
Net operating income	\$ 11,046.42
Operating Balance	\$ 60,351.33
Capital Reserve	<u>\$ 81,619.25**</u>
<b>Total of all accounts</b>	<b>\$ 141,970.58</b>

Delinquency – Five (5) owners owed \$649.27.93 to end June.

\*Overall Total Expenses are \$11,046.42 under budget.

\*\*Reserve Fund activity (YTD)

EXPENSE	INCOME
	\$1750.00 – Scheduled transfers to date
	\$3, 024.00 – Settlements to date
	\$59.75 – Interest to date

The June Financials were distributed via email and are posted on the Vantaca Portal.

### Maintenance Committee

- Village Center –
  - Dan reports that he frequently picks up trash and has recently taken a load of trash to the dump.
  - The Board discussed paying someone to clean up the trash around the property, as it has been unclear that maintenance services are available to hire.
- Pool Report –
  - Emily mentions she is excited to see all demographics at the pool and happy the pool is getting use.
  - Emily reports that everything is good with weekly bacteria tests.
  - The closing of the pool is estimated to be around Labor Day, however Emily states she will keep it open until the chemicals run out.
  - Rachel mentions that some of the furniture came scratched and the mistakenly sent a 3<sup>rd</sup> picnic table. She is sending the 3<sup>rd</sup> table back to the manufacturer and is asking for and a new bench to replace the one that was scratched.

### Architectural Control Committee report

- Requests submitted or open since the April Board meeting:

Address	Name	Request	Date rec.	Date Appr.
1002 Glenwood Ln	Hlatky	Underground well	5/19/22	6/24/22
1005 Glenwood Ln	Rodrique	Swing set (placement)	6/21/22	

### Lawn and Landscape Committee report

- The Landscape contract is ending in December, and they will need to get bids for 2023 season.
- Karen has prepared a RFP for the 2023 Landscaping season. This will be sent out to contractors.
- The Board states that Karen has a list of things that she is following up on.

### Publicity Committee report

- Rachael reports that the website has been updated.

### Social Committee report

- Rachael announces that the Neighborhood Picnic will be on Sunday, August 7<sup>th</sup> from 4-6 pm. She will look into getting a food truck or an ice cream truck for the event.

### Welcome Committee report –Settlements recorded since the last Meeting. The contract needs updated.

John McCann	47 Oak Knoll Circle	6/17/22
Derek And Mindy Wentling	26 Oak Knoll Circle	6/22/22
James and Cynthia Kilmer	538 Waterside Circle	6/17/22

- Matt Lebo states that some members have dropped out and they are still looking for new members.

### Neighborhood Watch Committee report

- The Board discussed kids in the neighborhood have bikes and are riding them around the pool area and the basketball courts. The Board states that bikes are not allowed on the pool deck or in the Village Center building.

### Nominating Committee report

- Nothing to report.

### Horst Property Management report

- Lindsey Brenner announces resignation and introduces Maryellen Chenoweth.
- The Board is also going to inquire about the Oakley Parcel update.

### Other Business

- The 3-year contract with Waste in Time is expiring in June 2023. The Board suggests that someone reach out to the company to ask for the same rates in exchange for the Board signing another 3-year renewal.
- The Board discussed the ongoing late fees with 122 Farmstead Circle. The Board suggests that HPM reach out to the homeowner and ask if she is aware of the re-occurring late fees, and report back to Board.
- The Board states the budget needs approval in November and agreed to talk about it at next month's meeting.

### Next Meeting Date

- Board Meeting – Next meeting date is on Monday, August 15<sup>th</sup>@6:30 pm.

Adjournment – The meeting was adjourned @7:52 pm.

