

CREEKSIDE HOA BOARD MEETING MINUTES

June 20th, 2022

Members Attending: Rachael Bowman, Karen Kohr, Kevin Kohr, Dan Fields, Emily Hackleman, Lorie Ann Bartal, Matt Lebo, and Kevin Flagg

Absent: Jim Eichelberger

Other Attendees: Representing Horst Property Management – Lindsey Brenner

Call to Order – Kevin Kohr called the meeting to order at 6:34 pm.

- Approval of minutes from 5/16/22 meeting – The May Meeting Minutes were distributed via email. Lori Ann motioned to approve the March Minutes. Rachel seconded the motion. Minutes approved. They will be posted to the website.

- Financial Report through May 30, 2022:

	<u>Year to Date</u>
Income	\$ 102,662.36
Operating expenses	<u>\$ 69,879.29*</u>
Net operating income	\$ 32,783.07
Operating Balance	\$ 62,775.95
Capital Reserve	<u>\$ 80,833.28**</u>
Total of all accounts	\$ 132,079.82

Delinquency – Five (5) owners owed \$952.93 to end May.

*Overall Total Expenses are \$16,316.86 under budget. (But missing \$4,500 trash expense for May)

**Reserve Fund activity (YTD)

EXPENSE	INCOME
\$3,700.90 –new signs (balance)	\$1750.00 – Scheduled transfers to date
	\$2,248.00 – Settlements to date
	\$49.78 – Interest to date

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

Maintenance Committee

- Village Center – Dan Fields reported three (3) outlets still need done. Dan gave Lindsey three (3) invoices for work that has been done. HPM will process the invoices.
- Pool Report –
 - Rachel mentions that some of the furniture came scratched and the manufacturer sent a new table.
 - She states that her son and a friend dedicated hours of their time putting all the furniture together. Kevin Flagg motions to pay \$100 to her son to put the new table together. Kevin Kohr seconded the motion. All in favor. Motion carried.
 - Emily reports that Amy Tyson is doing great with the pool, and the janitor is also doing well. Emily creates a to-do list. Currently, the only issue is the condition of the walls inside of the pool. The pool surface has 7-10 years of life, and the pool is on its 6th year. The estimated cost to resurface is \$30,000-\$40,000. Emily discussed maintenance and end of life with items on list.

Architectural Control Committee report

- Requests submitted or open since the April Board meeting:

Address	Name	Request	Date rec.	Date Appr.
536 Waterside Cr	Tyson	Expansion of driveway, patio, walkway	5/12/22	6/8/22
1102 Glenwood Ln	Hlatky	Installation of underground well	5/19/22	

Lawn and Landscape Committee report

- Karen gave the Lawn and Landscape report and read an email regarding the update on the Riparian Buffer. HPM will send an email regarding the update to homeowners.

Publicity Committee report

- Rachael reported that the website renews July 1st. Rachael mentioned that it cost \$667 for 5 years which comes to \$167 per year. The Board discussed. Rachel motions for another 5 years. Kevin Flag seconds the motion. All in favor. Motion carried.

Social Committee report

- Nothing to report.

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

John & Kylee Pastal	53 Oak Knoll Circle	5/20/22

- Matt Lebo states that some members have dropped out and they are looking for new members. HPM will send an email.

Neighborhood Watch Committee report

- The Board discussed a neighborhood complaint.

Nominating Committee report

- Nothing to report.

Horst Property Management report

- Late Fee Process – The late fee process was discussed.

Other Business

- Homeowner complaint – The Board talked about a homeowner who is complaining about the neighbor’s encroachment of shrubs onto his property line. After a lengthy discussion, the Board decided this is a civil matter, not a Board matter.

Next Meeting Date

- Board Meeting – Next meeting date is on Monday, July 25th@6:30 pm.

Adjournment – The meeting was adjourned @8:15 pm.