

## Villages of Creekside HOA BOARD MEETING Minutes

Tuesday, August 8th, 2023

Village Center

### I. Call to Order

- a. Quorum validation- Karen Kohr, Kevin Grier, Amy Tyson, Rachael Bowman, and Matt Lebo (by phone) in attendance. Rebecca Lesko (EAM) was also in attendance. The meeting was called to order at 6:31 PM.
- b. Welcome and Announcements. - NA

### II. Meeting Purpose – Regular Business Meeting

**III. 7/11/2023 Business Meeting Minutes-** Motion was made, moved, and approved to approve the 7/11/2023 business meeting minutes.

### IV. Committee Reports

- I. **Architectural Control-** see EAM management report for update.
  - II. **Lawn and Landscape-** Unfortunately, some trees were lost in the buffer area. The landscape committee would like Penn State to come in and do the replacement plantings at no cost to the association. Karen will draft an email requesting volunteers from the community to assist in the planting. EAM will then send this out via email blast to the residents of Creekside.
  - III. **Publicity-** Please have anything you would like to include in the next newsletter to Rachael by Monday, September 11<sup>th</sup>. She will try to have the newsletter ready for an email blast on Friday September 15<sup>th</sup>.
  - IV. **Social-** A resident contacted another resident that plays in a band. They have offered to play music on Sunday August 27<sup>th</sup>. Time TBD. The social committee will turn this into an “End of Summer” celebration and provide food and drinks.
  - V. **Welcome-** Nothing to report.
  - VI. **Nominating-** Nothing to report until January 2024.
  - VII. **Maintenance & Pool-** Two small sink holes forming in the parking lot area. One in the parking space is starting to open and the space may need to be blocked off. After discussing some of the maintenance priorities from the last meeting, maybe a solution for the pine trees near the pool would be in order as there are tons of pine needles in the skimmers of the pool. Recommending that we either remove the trees or remove the branches closest to the pool. Also, maybe invest in automated pool skimmers. The department of health was here to inspect the pool and we did pass. Amy also brought up the idea of holding some fundraisers or having a fundraising committee for the association to bring in some additional revenue for projects. The board will discuss this further at the next meeting in September. The board also discussed their final decision on how to proceed with the wall at the Village Center. Karen Kohr made the motion to approve the quote from Haldeman Bros Masonry for the repair work. The board moved and approved the motion unanimously. Amy Tyson will contact the vendor (Haldeman Bros Masonry) to schedule the work to be done after the pool closes for the 2023 season.
- c. **EAM (Esquire Association Management) Report Review-** It was noted that the Brenaman Company did not price out the cost of a net replacement for the tennis court. The board would like to get this done ASAP as it has been approved to be done. The board would like the vendor to install the net. The board agreed to wait on the painting of the pickleball lines.
- a. **July 2023 Financial Reports-** Rachael Bowman made a motion to adopt the collections resolution to collect severely past due homeowner accounts. Motion was moved and approved, and all were in favor. Rebecca Lesko to send the documents to the board (resolution and memo to homeowners) to be signed by the board to make it official. Since the wall repair will happen in September/early fall, the board hopes to have the fence and splash pad areas worked on in the spring of 2024.

### IV. Unfinished/Old Business / Action Items

