

**Villages of Creekside HOA BOARD MEETING Minutes**  
**Tuesday, February 14<sup>th</sup>, 2023**  
**Village Center**

**I. Call to Order**

- a. Quorum validation – Meeting called to order at 6:31pm. All board members were present, and Rebecca Lesko (Community Manager) was present.
- b. Welcome and Announcements – no major announcements.

**II. Meeting Purpose – Regular Business Meeting**

**III. Consent Agenda – (waived for this meeting if no reports are received)**

- a. 1/19/2023 Business Meeting Minutes- minutes were approved from the January 2023 business meeting.
- b. Committee Reports-
  - I. **Architectural Control**- Kevin Flagg is now the chair, Kevin Kohr, and Jim will assist.
  - II. **Lawn and Landscape**- The major sinkholes in the Pondside Basin, White Oak Circle Basin and the storm runoff area by Oaks Street have all been repaired by PG Martin. There are several small holes in the communal area that still need to be addressed. I will talk to our landscape Company to have these filled in and observed. The work on the storm drain at Meadowood Circle is mostly complete. The swale was reworked, special matting and rock was laid to slow down the water run-off. The storm drain repair and outlet reducer will be completed by the end of the month. There was a homeowner's concern regarding the Creekside erosion and lack of a mowing buffer along northeast side of the creek. The concern came about following a video that was posted on Facebook. Evaluation of the area showed erosion areas. According to the Riparian Rangers the erosion is due to the wildlife, specifically the duck and geese population. The cause seems to be that homeowners are providing food and mowing the grass to the creek in the communal area. The birds do not like high grass. Thus, the encouragement of food and low grass is the reason for the erosion of the creek banks in this area. Need to ensure that area is not being mowed.
  - III. **Publicity**- N/A
  - IV. **Social**- Waiting to hear back from Jenn Lamoreux if she will chair the Spring Easter Egg Hunt again this year. Tentative date: Sunday, March 26<sup>th</sup> or Sunday, April 2<sup>nd</sup> at 3:00pm. Horst did not reimburse Rachel for the holiday party in December 2022 as they were do have done. Unfortunately, this means that the 2022 holiday party is coming out of the 2023 budget. Luckily, the 2023 social committee budget was increased, so there will be enough money to cover the cost of 2023 events. Rachel will miss next month's meeting (March 14<sup>th</sup>) as she will be out of state on vacation. If possible, she may be able to call into the meeting.
  - V. **Welcome**- updating paper for the website.
  - VI. **Neighborhood Watch**- made a motion to remove the committee all together.
  - VII. **Nominating**- Karen is working with Rebecca on planning the letter to residents about nominations for board seats. Discussing some ideas on how to get the memo out about candidates needed. Also, how to do electronic ballots.
  - VIII. **Maintenance** - Tennis court is dirty, and net is torn. Rebecca to see if Bruce can power wash the tennis court. Spring cleaning list for Bruce? Village centers clean up. The Net needs to be replaced and all mechanicals. Does water need to be turned on for the egg hunt? No, the water does not need to be turned on. Discussed possibility of moving meeting to different time of the month due to financials? Can we do an email blast about billing statements? Board to discuss at next meeting if an email reminder for dues should be sent out. Rebecca to confirm how many owners without an email address on file.

- c. **EAM (Esquire Association Management) Report Review**- report accepted.
- a. **January 2023 financial reports** (not yet available)

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

- a. NA

#### **V. New Business**

- a. Collections Discussion- Rebecca presented the collections resolution and process. The board does not feel that a collections company is needed at this time.
- b. The Strategic Board Governance Model- Board felt that the documents provided by EAM were very helpful.
- c. Pool Start Up and Vendor Discussions for 2023- interest in getting vendor to open and close the pool for this year? It was decided to table further discussion on the pool until the next meeting.
- d. Association taxes, how will they be filed? Motion on the table for 2022 tax year to use the EAM CPA (Pancerella) to file Creekside taxes. Motion was made, moved, and approved by the majority of the board; Dr. Dan Fields voted to oppose holding a vote on the subject matter as he did not feel comfortable filing taxes with an extension.

#### **VI. Other Business- NA**

#### **VII. Next Meeting – Board Business Meeting, March 14<sup>th</sup>, 6:30 pm – Village Center**

**VII. Adjournment** – With no further business to discuss, the meeting was adjourned at 7:47pm.

