

Villages of Creekside HOA BOARD MEETING Minutes
Tuesday, May 9th, 2023
Village Center

I.Call to Order

- a. Quorum validation- Karen Kohr (acting president) called the meeting to order at 6:31 PM. All board members in attendance: Karen Kohr, Rachael Bowman, Kevin Grier, Matt Lebo and Amy Tyson. Rebecca Lesko (EAM Community Manager) was also present.
- b. Welcome to new board members and Announcements- Welcome to the two new board members (Kevin Grier and Amy Tyson). Happy to have both of them joining the board.

II.Meeting Purpose – Regular Business Meeting

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

- a. 4/11/2023 Business Meeting Minutes- A motion was made by Rachael Bowman to approve all first quarter board meeting minutes. Motion was seconded by Karen Kohr, all in favor.
- b. Committee Reports- **See attached reports**
 - I. **Architectural Control**- Dave Mann wants to be the chair of the Architectural Control committee. I would like to follow the procedure for archs to be sent directly to Dave Mann and he will communicate further with the rest of the committee. Primary correspondence for archs will be sent between Nirma and Dave. A fence rejection letter for the Kolters was provided to EAM by Karen Kohr. EAM to follow up with the homeowners.
 - II. **Lawn and Landscape**-The township is to review the area damaged by the fire hydrant.
 - III. **Publicity**- We will be starting the newsletter on June 1st, please provide any content to include Rachael Bowman ASAP. I'm still not sure about the frequency of the publication. I would also like to include an intro to the board with some QA questions. Purchased the little library and some volunteers to install.
 - IV. **Social- NA**
 - V. **Welcome**- Please ensure that an email gets sent to Carolyn Haskell and Matt Lebo when a new resident moves into the community. This way, Matt can assign a committee member to bring the new owners a welcome letter and a small gift. Carolyn will then submit for reimbursement.
 - VI. **Nominating- Nothing** to report until January 2024. Rebecca to send an email letter provided by the committee to the runner up of the 2023 board election.
 - VII. **Maintenance & Pool**- Going to hold off on the drywall repairs in the pool room until fall. Power washing was completed and looks great. The power washing company will be back out on 5/10 to finish the pool deck and then we can place the pool furniture. Chemical feeder computer died, need to investigate possibly purchasing a new one ASAP. Overall, the pool opening went very well, no major complications. The pool pump as previously noted is very old and on its last leg, need to look into getting a replacement ASAP.
- c. EAM (Esquire Association Management) Report Review - Approved.
 - a. April 2023 Financial Reports - Approved.

IV.Unfinished/Old Business / Action Items

- a. 2023 Annual Meeting Planning- overall, a great turn out and success.
- b. Retaining Wall, fence and splash pad estimates- Got bids, board to review between now and next meeting in June all bids received and come prepared to have further discussion and decide which vendor to use.

- c. Village Center Projects Discussions- HVAC system, pressing pause on this project for the summer, may investigate getting some MINI split systems?

V.New Business

- a. Board reorganization/voting of position selections. - The board voted and elected the following individuals to the following positions: Rachael Bowman (President) Karen Kohr (VP) Matt Lebo (Treasurer).
- b. Board positions- what these positions entail and how they relate to Esquire- Usually best to have a point person for EAM to communicate for most topics directly with (usually the president) and the president would then communicate that information with the rest of the board. This helps to efficiently streamline communications. Maintenance and Pool committee -Matt nominated Amy to be the board chair/rep for the committee and Karen seconded the nomination. All in favor. Kevin Greir to take over the welcoming committee and audit committee and Karen will continue to maintain the landscaping and nominating committee.
- c. Written Invoices to homeowners- Rachael put together a reminder email that Esquire will send out prior to the next quarter payment being due. Notice should go out on June 1st for July 1st due date.
- d. Discussion of splitting maintenance committee to "Village Center Maintenance" and "Pool Maintenance Committee". - The board decided to keep the maintenance and pool committee combined as the two are mutually inclusive.

VI.Other Business

VII.Next Meeting – Board meeting, June 13th, 6:30 pm – Village Center

VII.Adjournment - With no further business to discuss, the meeting was adjourned at 8:12 PM.