

Villages of Creekside HOA BOARD MEETING Minutes
Tuesday, September 12th, 2023
Village Center

I. Call to Order

- a. Quorum validation – The meeting was called to order by Rachael Bowman at 6:34 PM. Board members in attendance- Rachael Bowman, Karen Kohr, Matt Lebo and Amy Tyson. Kevin Grier was absent. Rebecca Lesko (Community Manager EAM) was also present.
- b. Welcome & Announcements. – NA.

II. Meeting Purpose – Regular Business Meeting

III. 8/8/2023 Business Meeting Minutes- Karen Kohr requested some minor changes to the August meeting minutes for the landscape committee report. Karen will provide those changes to Rebecca to update. The board approved the 8/8/2023 meeting minutes with amendments.

IV. Committee Reports

- i. **Architectural Control-** see EAM management report for updates regarding most recent requests. 916 Cross Creek requested to plant seven trees on their property, but ended up planting well over what was approved. The additional trees were not approved and submitted in their original request. EAM will send a notice to the owners letting them know that they did not submit for approval of the additional trees and will need to do that ASAP. EAM will also send a notice to 534 Waterside Circle about moving their invisible fence.
- ii. **Lawn and Landscape-** Penn State came out to meet with the Lawn and Landscape committee and they are going to replant the trees. Karen will be contacting a vendor to get an estimate for the trees in poor condition near 717 Brookside. There was some activity under the bridge recently and it was discovered that it was the township doing some repairs to the area around the center beam due to some erosion.
- iii. **Publicity-** Requested that a line item be added to the budget for the association website. The website is going to be renewed this month at the cost of about \$40.00. Planning to get the September newsletter out by the middle of the month.
- iv. **Social-** The end of summer picnic did not happen as the band was unable to play. We hope to be able to hold this event next year. Halloween party is currently scheduled for 10/22 with a rain date of 10/29.
- v. **Welcome-** NA
- vi. **Nominating-** NA, nothing to report until January 2024.
- vii. **Maintenance & Pool-** Pool chemicals are on their last leg as we get ready to close the pool up for the season. New tennis net in the works of being scheduled for installation. We will wait to hear more from Rebecca from the Brenaman Company. Rebecca to send all pool water testing reports to Amy for the season. It was requested that Rebecca reach out to some vendors for estimates for the sink hole formations in the Village Center parking lot. Need to get estimates ASAP. Amy noted that she reached out to the vendor that will be doing the wall repairs and they plan to start sometime in October.

V. EAM (Esquire Association Management) Report Review – The board approved the EAM reports provided.

VI. August 2023 Financial Reports- The board approved the EAM financial reports for August 2023. The board also approved sending the most past due accounts to collections immediately. Any account over

\$500.00 due should be sent 10-day notices immediately. If no response is received, EAM will submit them to collections.

VII. Unfinished/Old Business / Action Items

- a. **Rules & Regulations-** The board has a meeting set up to further discuss updates to the association's rules and regulations.

VIII. New Business

- a. **Golfing in Common Area Issue-** 717 Brookside issue with multiple things but they continue to golf in the common area. The board discussed reviewing the associations schedule of fines and reviewing a new sample from EAM before sending a notice to the owner about the golfing.
- b. **2024 Operating Budget-** Board has a budget meeting planned to discuss the 2024 operating budget.
- c. **Pool Closing for 2023 Season-** The pool is closing after this weekend (9/17).

- IX. Other Business-** The board requested that EAM contact the township/storm water management about getting out of the additional fee they have been charged now that they have more trees on property.

X. Next Meeting – Board meeting, October 10th, 6:30 pm – Village Center

- XI. Adjournment-** With no further business to discuss, the meeting was adjourned at 7:44 PM.