

Villages of Creekside HOA BOARD MEETING Minutes
Tuesday, February 13th, 2024 @ 6:30 PM
Village Center

I. Call to Order

- a. Quorum validation- Meeting was called to order at 6:32 PM. Board members present (Kevin Greir, Rachael Bowman, Karen Kohr and Amy Tyson) Matt Lebo was not in attendance. Rebecca Lesko (Community Manager) present.
- b. Welcome & Announcements. N/A

II. Meeting Purpose – Regular Business Meeting

III. 1/9/2024 Business Meeting Minutes- Minutes approved from 1/9/2024 with one update. Please change language about homeowner concern in regard to creek work.

IV. Committee Reports

- i. **Architectural Control-** see EAM management report for update. Nothing else to report from the committee.
- ii. **Lawn and Landscape-** Sink hole found and was filled in with cement. Rebecca will follow up with Brandon Yeager from Bartlett's about treatment date for trees.
- iii. **Publicity-** Sending newsletter soon, please forward topics to be included ASAP.
- iv. **Social-** Struggling to find someone to run the Easter Egg Hunt this year.
- v. **Welcome-** NA
- vi. **Nominating-** Annual meeting set for 5/7/24. Only have one person interested in running for the board. Deadline to submit interest is 2/29/2024.
- vii. **Maintenance & Pool-** Nothing major to report at this time. Please put pool opening for 2024 season on March agenda. Mechanical room repairs and updates are about 90% completed.

V. EAM (Esquire Association Management) Report Review- Report accepted.

VI. January 2024 Financial Reports- Report accepted.

VII. Unfinished/Old Business / Action Items

- a. Rules and Regulations- Board to discuss on their own at a later time. Add to the March unfinished business.
- b. Schedule of fines- Rebecca had sent a copy/sample of schedule of fines. Table until March meeting to discuss. Board will be putting a note together about architectural request submission/reminders for going into spring/summer. Rebecca will then email this reminder out to the community.
- c. 2024 Budget Email to Residents- Email was sent out to all residents. Board inquired what it costs to foreclose on a property. Rebecca will also see if accounting can provide a monthly report of spending to be included in financial packet.

VIII. New Business

- a. Dashboard/Summary of budget items for the month- Kevin will not be doing this until maybe Summer.
- b. Mechanism for capturing feedback and survey information-Is it possible to build a google form and put this on facebook?

- c. Speed Deterrent Message- Kevin will put something together and go to the township in person. Likely he will have it ready in April.
- d. Basketball Court Wall- New product didn't cure properly and was buckling, vendor is fixing the problem at no cost to the association.
- e. Delinquent Community Member Amenities/Privileges-Amy will review the AR reports and make decisions on who is ineligible for member amenities and privileges due to past due accounts.
- f. Restrictions and Covenants- Documents state 18% interest. Rebecca to check minutes from 2020 when the board approved a change in late fee amounts.
- g. Stormwater management application- On hold until March meeting.
- h. Verizon Bill- Just need a regular phone line and need to have it up and running to start in April through Verizon at the Village Center.

IX. Other Business- N/A

X. Next Meeting - Board meeting, March 12th @ 6:30 PM - Village Center

XI. Adjournment - Meeting concluded at 7:45 PM.