

Villages of Creekside HOA Board Meeting Minutes

Date: September 10th, 2024

Time: 6:30 PM

Location: Village Center

I. Call to Order

- The meeting was called to order by Karen Kohr at 6:30 PM.
- **Roll Call:** Board members present included Karen Kohr, Matt Conrad and Amy Tyson.
- **Quorum Validation:** A quorum was confirmed.
- **Welcome & Announcements:** N/A

II. Meeting Purpose

- The purpose of the meeting was established as a regular business meeting.

III. Approval of Previous Minutes

- The minutes from the August 13th, 2024 meeting were reviewed and approved.

IV. Committee Reports

1. **Architectural Control:** Matt provided updates on specific projects and/or concerns. Noted that archs have been quiet.
2. **Lawn and Landscape:** Karen reported on maintenance efforts and future plans.
3. **Publicity:** Newsletter went out in September. It has been posted to the community website and on the resident portal.
4. **Social:** First book club meeting will be held on September 18th.
5. **Welcome:** NA
6. **Nominating:** NA
7. **Maintenance & Pool:** Amy provided updates on the pool. Doggie swim was held at the end of the season and went well. Pool is now closed up for the season and splash pad demo will begin soon.

V. Financial Reports

- The financial reports for August 2024 were reviewed and approved.

VI. Unfinished/Old Business

1. **717 Brookside:** TBD

2. **Village Center Fence:** EAM notified the board that fence height does not have an impact on liability insurance costs.
3. **Splash Pad:**
 - Splash pad demo happening in the coming weeks.
4. **Budget 2025:**
 - Preliminary discussions about the 2025 budget were initiated. Rebecca Lesko (EAM) provided a rough draft. Board will meet at a later date to review and discuss. Meeting start time for October meeting will be at 6pm to get an early start on the budget finalization.

VII. New Business

- a. **OTHER:** The board requested that some of the outstanding violation notices that have not been responded to by the owners be assessed the next applicable fines and/or sent an additional notice. **Unauthorized Painting at 527 Waterside Circle:** A letter was prepared for the homeowner at 527 Waterside Circle regarding the unauthorized painting of their front door and shutters (purple and yellow). Additional follow up needed.
- b. **Unauthorized Storage Shed at 1014 Glenwood-** As per the board's request at the September board meeting, an additional \$250.00 fine has been issued to the homeowner at 1014 Glenwood for the unauthorized installation of a storage shed.
- c. **Unapproved Patio Changes at 14 Oak Knoll:** In accordance with the board's instructions, an additional \$50.00 fine will be issued to the homeowner at 14 Oak Knoll for unapproved patio modifications and failure to submit an architectural request. This fine will be applied monthly until the homeowner contacts EAM to address compliance, submits the necessary request, and arranges a payment plan via Axela for any outstanding association dues.
- d. **937 Meadowood-** Additional notice sent regarding excessive weeds.

• IX. Next Meeting

- **Date:** October 8th, 2024
- **Time:** 6:00 PM
- **Location:** Village Center

X. Adjournment

- With no further business to discuss, the meeting was adjourned at 7:35 PM