

MEETING MINUTES

CREEK BRIDGE HOMEOWNERS ASSOCIATION

HOA Annual Meeting - March 5, 2016

Meeting was called to order at 11:03 AM at the Creek Bridge clubhouse by Lenny Ammerman.

Homeowner Attendees Present:

Randy & Kathy Sell (Proxy)
Brad & Lauren Pratt
Nick Kimes
Greg Barton (Proxy)
Susan Howard (Board Member)
Jeff & Jennifer Williams
Lenny & Amber Ammerman (Board Member)
Mike Wells
Mary Cunningham
Steve Sharick (Proxy)
Casey & Lauren Murphy (Board Member)
Kevin & Arica Bode (Board Member)
Reuben Ogle (Board Member)
Judy & John Hager
James & Debra Anton
Belinda Muck (Board Member)
Jen Strickland
Brian and Bethany Cashman
Rachel Strother
Douglas Jeter
Angela & Darryl Schreffler
Michael Workman
Patricia Clarkson
Dylan & Kasey Lama

Discussions included:

1. 2015 Meeting Minutes - Casey motions to pass meeting minutes, Susan seconds the motion, motion carried.

2. Treasurer Update - Collected 58 out of 59 homes assessed, reduced Real Estate tax on clubhouse, Legally obtained Creek Bridge from Crawford, Pool sandblasted and painted, phase 2 added to covenants, switched insurance companies and reduced policy costs.

3. Budget Proposals

- Vote to add slide into budget rather than sign since the Slide has a hole and has been scratching children as they slide down.
- Entry Sign - \$1951, 11 vote "No" and 10 vote "yes"
- Pool Fence - \$5500 Perimeter only and \$7300 for Perimeter and inside gate, with no inner gate there will need to be an alarm on the back door to clubhouse to meet code. Outer Fence 20 vote "Yes" and 0 vote "no". Inner Fence 3 yes and 20 no.
- Fence with Access System aka. Key card - \$7687, 8 yes and 14 no.
- Security System - \$350 Automatically added in budget
- Pool Furniture - \$500 for 5 more loungers and 2 more tables, 11 no and 10 yes.
- Clubhouse Furniture - \$200, 2 tables and 12 chairs, 11 no and 10 yes.

With the addition of the slide and the fence this year the dues will be \$438.00 per lot rather than \$350 due May 1st, 2016.

Casey motions to approve, Susan seconds the motion, 22 all in favor and 0 not in favor so the motion is carried.

Other budget additions that are automatically added and will not add more to the dues are landscaping revisions ie. mulch, (mulch at playground is not to code), general landscaping mowing and upkeep.

4. Covenant Enforcement - Lenny discussed how all covenants will be enforced and that we can discuss changing the covenants in future meetings. Any homeowner that would like to see something added or deleted from the covenants can send an email to contact@creekbridgehoa.com and we will add this to the agenda for 2017. Casey motions, Belinda seconds the motion and the motion is carried.

5. Committee Updates -

ACC Committee mentions the form to fill out if any architecture to be altered on property including home, deck, shed, etc. The form as well as all other forms will be on our new website.

Landscaping Committee will organize another day to trim weeds, bushes, etc. Dewitt can be hired to spray for weeds to help maintain them through the season until we can afford to change the barrier un-

der the rocks. When the date is organized we will post on the website and if you can not attend but have any tools or supplies to donate for use it would be greatly appreciated. April 9th was the mentioned Landscaping day.

Activities committee currently does not have anyone. In need of a couple people to help organize a couple events a year to bring the neighborhood together. The Board agreed upon the first Saturday in June as an annual picnic/BBQ day. Bounce houses, food, music, and swimming. Judy Hager volunteers for this committee and would like a co-chair.

Website has been created for convenience. Forms, news, calendar, clubhouse request, pay dues or fines, and much more is available on www.creekbridgehoa.com.

6. Phase III - Just like Phase II we will need 51% of signatures to add in Phase III. If we do not approve Phase III they will build whatever they want and will not have to follow any rules and regulations by Creek Bridge. Doug Jeter motions to pass phase III, Patti seconds the motion and 22 all in favor.

7. Reelect Board Members - Doug motions to leave the board the way it is and Shawn seconds the motion, motion is carried.

8. Annual meetings to be held the 1st Saturday of March at 11:00AM, Creek Bridge Clubhouse. Reminders will go out.

Meeting was adjourned at 12:59PM by Lenny Ammerman, Shawn seconds the motion, motion carried.