

Creek Bridge Homeowners' Association

Board Meeting Minutes

March 2, 2025

Meeting was called to order at 2:00 at Clubhouse by Nick Venturella

Board Members Present

Nick Venturella (President)
Shae Hitchcock (VP)
Rusty Edwards (Tres)
Amanda Medley
Jason Leeper
Deb Rand

Discussion:

1. Treasurer update from Rusty.
 - a. Overall total for dues collection reflected in the budget is for houses that are already built. Additional houses will be built; those dues will be collected on at the time of sale.
 - b. Voted on the amount of dues for the coming fiscal year. Lot 35 motioned for dues to remain at \$350 for the coming year; lot 63 seconded this motion; and the vote passed.
2. Committee Updates provided.
 - a. Pool committee: Shae Hitchcock (chair) provided an update. Kings pools will be utilized for pool maintenance and pump repair this upcoming pool season. All pool maintenance and quoted repairs thus far are reflected in the current budget.
 - b. Rules and Regulations: Amanda Medley (chair) provided an update. Reiterated the importance of following community covenants. Specific discussion centered on trash cans being stored properly and commercial vehicles being parked in the clubhouse parking lot. Desire for signs to be placed in front of parking spots was expressed. Appears this will be an ongoing discussion within the committee. Additionally, the process for fines/fees occurring was reviewed.
 - c. Architecture/Maintenance: No updates necessary.
 - d. Activities: Shae Hitchcock (chair) along with Amanda Medley provided an update. Discussed quarterly activities that are anticipated (easter egg hunt, pool party, etc.) and encouraged participation in the committee from the community.
3. Vote
 - a. Vote in two new board members as Rusty Edwards and Rachel Bodoïn have completed their terms.
 - i. Lot 115 nominated Stacy Harshberger for Treasurer position; Lot 63 seconded it; vote passed
 - ii. Lot 63 nominated Amanda Wise for board member at large; Lot 115 seconded it; vote passed
 - iii. Rusty Edwards nominated Amanda Medley for secretary role; Nick Venturella seconded it; vote passed

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- b. Board Roles after vote
 - i. Nick Venturella (P)
 - ii. Shae Hitchcock (VP)
 - iii. Stacy Harshberger (Tres)
 - iv. Amanda Medley (Sec)
 - v. Amanda Wise (Member)
 - vi. Jason Leeper (Member)
 - vii. Deb Rand (Member)
- 4. Other / New Business
 - a. See above board member nominations
 - b. Discussion regarding land next to the pool area. Quotes have been obtained for this to be leveled for the community to develop it into something. Leveling quotes ranged from \$20,000 to \$28,000. The cost of leveling is already accounted for in this fiscal year's budget. Ideas are needed for what the community wants to see developed there (i.e. tennis courts, pickleball, volleyball, etc.). Additional pool has been discussed but quotes were high and significant changes to dues would be needed for that to occur.
 - c. Annual community clean up day scheduled for **April 13, 2025 at 2:00 PM**
- 5. Scheduled SemiAnnual Member Meeting
 - a. Meeting not yet scheduled
- 6. Schedule Next Board Meeting
 - a. Meeting not yet scheduled
 - b. Board members got together following the annual meeting to exchange contact information.
- 7. Meeting Adjourned – @ 3:30 pm
 - a. by Nick Venturella (P)