

MEETING MINUTES

CREEK BRIDGE HOMEOWNERS ASSOCIATION

HOA First Annual Meeting - July 7, 2015

Meeting was called to order at 6:30pm at the Creek Bridge clubhouse by Lenny Ammerman.

Homeowner Attendees Present:

Kellen Mast
Randy & Kathy Sell
Alex Hebden
Greg Barton (Board Member)
Tina Rejda
Susan Howard (Board Member)
Tommy Van Horn
Jeff & Jennifer Williams
Lenny Ammerman (Board Member)
Erin Grubbs
Mike Wells
David & Mary Cunningham
Steve Sharick
Casey & Lauren Murphy (Board Member)
Kevin & Arica Bode (Board Member)
Reuben Ogle (Board Member)
Judy & John Hager
James & Debra Anton
William Poland
Mike Workman
Brad Pratt

Discussions included:

1. Bylaws - Lenny explained bylaws and opened the floor for any questions regarding the bylaws. Greg Barton made a motion to pass the bylaws. Kevin Bode seconded it. Motion was carried.

2. Jerry Crawford's response letter - Lenny explained the letter we sent to Jerry Crawford of what we were wanting from him before we take over and proceeded with Jerry's Response letter. Jerry agreed to pay for street lights, 1-month of utilities, 1-month Insurance, column repair at the clubhouse, pay for 2013 & 2014 taxes, and the opening only of the pool.
3. Attorney correspondence - Lenny informed homeowners of two items our attorney had found in his search.
 - A. Mortgage on the clubhouse which Lenny explained that Jerry Crawford has requested the bank to release the mortgage.
 - B. Any other phase built is not bound to come into our covenants, in which we can legally make it mandatory. Some homeowners expressed that they would like to ask the Builder, Mr. Stewart, if we decide to let any of the new phases be apart of our covenants we would like set some boundaries with him ie. what types of homes will be built.
4. Pool - Tommy Van Horn was unclear as well as other homeowners why the pool was opened? Lenny explained that we did not pay for the pool to open and Mr. Crawford did. We also needed the pool open in order to get bids on painting and bids on servicing of the pool. Arica Bode went over 3 different bids in which Leslie's Pool would be the least expensive way to go if we can get a few homeowners to take that on and be able to take care of it.
5. Lawn care - Arica mentioned Dewitt taking care of our lawn is a very good price and could not get anyone to get out here to give another bid. Arica also mentioned that if anyone can find a better deal than \$95 every Monday to please let us know.
6. Insurance - Arica gave three quotes on insurance with Auto-Owners being the least expensive with the same type of policy we currently carry with American Family which would save us \$427.00 per year.
7. Treasury Report - Lauren Murphy stated that we have \$3000 in the account. Deposits for the water and electric were required to

switch into Creek Bridge HOA. Lauren discussed the budget and how much we will need to be able to pay all of the bills as well as an added expense of Attorney fees and to refinish the pool which should just be this year only.

8. Dues - Homeowners discussed and decided upon an amount for annual dues to be \$350. Greg Barton made a motion for a \$350 assessment. Kathy Sell seconds the motion. Motion is carried. Casey Murphy makes a motion that dues be due no later than September 1, 2015. Greg Barton seconds the motion and the motion is carried.
9. A sheet was passed around for email addresses to create a mass email with all homeowners. The board will contact everyone to set up another meeting on covenants, committees, and etc.
10. Annual meetings to be held the 1st Saturday of March at 11:00AM, Creek Bridge Clubhouse. Reminders will go out.

Meeting was adjourned at 8:30pm