**MEETING MINUTES**

**CREEK BRIDGE HOMEOWNERS’ ASSOCIATION**

**2017 Annual HOA Meeting – March 4, 2017**

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

**Homeowner Attendees Present:**

Randy & Kathy Sell

 Brad & Lauren Pratt

 Nicholas Kimes

 Belinda Muck

 John Helms

 Susan Howard

 David & Mary Cunningham

 Gordon Carriker

 Lenny Ammerman

 Brian Grubbs

 Greg Barton (Proxy)

Steve Sharick

 Casey & Lauren Murphy

 Reuben Ogle

 Doug Candelario

 Jim & Debbie Anton

 Angie Schreffler

 Christine Battaglia

 John & Judy Hager

 Scott Workman

**Discussions Included:**

1. Meeting Minutes – Belinda motions to approve the meeting minutes from 10/1/16, Reuben seconds his motion to approve the minutes. Agenda is also approved.
2. Treasurer’s Update – Collected 100% of the dues for 2016, Added mulch to playground, website setup, blown A/C motor replaced in clubhouse, new fence around pool, slide purchase & removal costs.
3. Budget Proposals –
* Expenses included in the budget are painting the clubhouse, additional pool loungers, replace outdoor lighting around clubhouse, brush hog field behind lots 1-7, replace pool filter
* Voted to replace the entry sign - $1950 – 20 votes ‘Yes’, 0 ‘No’
* Voted to add a gate access system at the pool – 19 voted ‘Yes’, 1 voted ‘No’
* Voted to replace the slide with a climber $603 with the money already budgeted in 2016 to purchase a new slide.

**With the addition of the sign and key card system, the dues will be $414 per lot rather than $350, due May 1st, 2017**

1. Graffiti on sidewalk was addressed. Randy and Kathy Sell have tried numerous times to remove and have been unsuccessful. Lauren will call a portable power washing company and get a quote. Hot water needed to remove.
2. Rules & Regs
	1. Greg explains that the camera system has helped with vandalism
3. Official Complaints
	1. 4 complaints received this year. Homeowner was contacted.
4. Architectural
	1. No news
	2. Reuben reminded everyone that the ACC forms are available online
5. Pool/Clubhouse
	1. Lauren discussed that Creative Lighting has been contacted regarding the broken light covers in front of the clubhouse and the front lights that are stuck on.
6. Landscaping
	1. Clean up day in the spring
7. Activities
	1. Need a committee head
8. Covenant revisions
	1. Parking on the grass
	2. Parking on the street
	3. Maintaining the outside of home
	4. Lenny is going to write up covenant revisions and a meeting will be held in the near future to vote.
9. Board of Director votes
	1. Susan Howard was removed
	2. John Helms was voted in as a new board member, motion by Gordon Carriker
	3. Belinda Muck and Lauren Murphy continue to serve on the board
	4. No secretary was voted in

Meeting was adjourned at 12:15 AM by Lenny Ammerman, Belinda seconds the motion, motion carried.