

CREEK BRIDGE HOMEOWNERS' ASSOCIATION

2018 Mid-Year Meeting 20 Oct 2018 11:00

1. Members Present

Casey & Lauren Murphy-B-Tres

Greg Barton-B-Sec

John Hager-B

Doug Jofer

Gordon Carriker

Brian Grubbs

Susan Howard-B

Christopher Rolling

Randy Sell

Lenny Ammerman-B-Pres

John Helms-B

Scott Workman

Brad & Lauren Pratt

2. Approved Meeting Minutes from 10 Mar 2018

3. Board Business

- a. Lauren Murphy announced she will be moving Nov 2018.
- b. Board approved John Helms to replace Lauren Murphy as Treasure.
- c. Brian Grubbs was approved to replace Lauren Murphy as a Board Member, until voted on at 2019 Annual Meeting.

4. Treasurer's Update

- a. 2018 - Actual Vs. Budget, no major budget issues
- b. 2018 - 100% Dues Collected
- c. Sign - still budgeted (\$1950), in work

5. Committee Updates

- a. Architectural – Solar Panels are being disapproved until a vote is taken on the matter at the 2019 Annual Meeting in March. Reason –

nothing in the Covenants specifically addressing solar panels, suggest amending the Covenants to clarify issues.

b. Pool/Clubhouse

- i. Plans to touch-up paint pool in spring
- ii. More mulch for playground and clubhouse
- iii. Fall clean-up being planed
- iv. Start planning to replace wooden fence and address access issues with unmaintained common area due to Phase 3 developments.
- v. Upgrade Video system to an 8 camera system for more coverage. Already budgeted

c. Landscaping

- i. Plan for another Spring clean-up

d. Activities (in need of help)

e. Rules & Regulations

- i. Glass bottles in pool areas, fixed verbally no further issues
- ii. Trash Can/s left Curbside. One problem, issued Initial Letter, Second Warning Letter, and Final Warning Letter before starting fines. Status – problem seems to be fixed as of August, have not issued a Notice of Fine Letter.

6. Creek Bridge Covenants

a. Additions & Amendments

- i. Still need signatures for approval (minimum 51% of Owners), will be canvassing house to house soon.
- ii. Possible Amendment to Address Solar Panels at 2019 Annual Meeting.

7. Meeting adjourned 11:50

Covenant Updates

Below are 2 covenant additions that will be brought to the 2018 Annual Meeting.

AMENDMENT

The following Section 32 is hereby added to the Declaration:

32. No vehicles, motorcycles, dirt bikes, unlicensed motor vehicles, recreational vehicles, trailers, nor automobiles elevated off the ground, shall be parked in the front yard of a lot. The front yard is defined as any non-paved area of a lot not enclosed by a fence of at least five feet in height. Violations are subject to fines on the first offense.

AMENDMENT

Sections #16 and #20 are hereby amended to read:

16. Recreational vehicles (including truck bed campers extending higher than the top of the truck cab, travel trailers, camping trailers, motor homes, and boats) **and trailers of any kind** may be stored on any lot, provided that they are behind a privacy fence at least five feet in height. **At no time are the above vehicles and trailers allowed to be parked on the street for more than 24 hours on weekdays . Official government holidays do not count as a weekday. Violations are subject to fines on the first offense**

20. **No vehicles shall be parked on streets from 12am – 6am during any non-holiday weekday. Only official government holidays are applicable for exception. All vehicles must be moved from the street no later than midnight. Upon the third violation, offenders shall risk having their vehicles towed at their expense or a fine imposed on the lot/vehicle owner.** No disabled motor vehicle shall be parked or kept on any **driveway** or street for more than 24 hours. No vehicle repairs shall be conducted on any street or driveway within Creek Bridge unless such repairs may be reasonably expected to be completed within 24 hours. **At no time are vehicle repairs to be conducted in the yard.**