

ANNUAL MEETING



Creek Bridge Homeowners' Association

2018 Annual Meeting

Saturday, March 10th @ 11am

Creek Bridge Homeowners' Association

2018 Annual Meeting Agenda

1. Approval of Meeting Minutes – 10/1/17
2. Approval of Agenda
3. Treasurer's Update
 - a. 2017 Actual Vs. Budget
 - b. 2017 Dues Collected
 - c. 2018 Budget Proposal
 - i. Expenses included in budget
 - ii. Gate/Key Card System
 - iii. Camera Security Upgrade
 - iv. Pool Furniture
4. Committee Updates
 - a. Architectural – Reuben, Susan
 - b. Pool/Clubhouse – Reuben
 - c. Landscaping – Lauren, Susan, Kathy
 - d. Activities (in need of help)
 - e. Rules & Regulations - Greg
5. Creek Bridge Covenants
 - a. Additions & Amendments
6. Elect Board Members that term in 2018
 - a. 2018-2020 – Greg (Sec.), Lenny (Pres), Reuben (VP) & Susan
 - b. Vacant Board Position 2017-2019
 - c. Current 2017-2019 – John, Lauren (Treas) & Open
7. Meeting Adjourn

Creek Bridge Homeowners' Association

10/21/17 – Meeting Minutes

2017 Mid-Year HOA Meeting – October 21, 2017

Meeting was called to order at 10:05 AM at the Creek Bridge clubhouse by Lenny Ammerman

Homeowner Attendees Present:

Randy & Kathy Sell
Brad & Kauren Pratt
Greg & Ruth Barton
Wes & Chelsea Litton
Douglas Jeter
Lenny Ammerman
Steve Sharick
Casey & Lauren Murphy
Reuben Ogle
James & Debra Anton
Scott Workman
John & Christine Battaglia
Nathan & Crystal Mapp

Discussions Included:

1. Lenny explains the reason for the meeting and confirms that this is not an official meeting and therefore, no voting will take place.
2. Lauren motions to approve the meeting minutes from 3/7/17, Greg seconds his motion to approve the minutes.
3. Lenny informed everyone that Greg was voted by the Board as the new Secretary, replacing Arica

4. 2017 Actual Vs. Budget

- a. Only one non-payment of assessment for 3 years. Owner in 2015, currently working to pay off
- b. The Bidder for a Keycard system backed out. Looking for new bids, which could be almost double original bid.

5. Rules & Regs

- a. Greg explains that the camera system helped tremendously in preventing vandalism, suggest upgrade 2018
- b. Covenant changes being recommended at next Annual Meeting to address parking on and off property.

6. Official Complaints

- a. Received City of Ozark complaint to cut brush and weeds on SE corner of our water retention area. Lauren contacted the city, which clarified our lot boundaries and our mowing contractor fixed the issue
- b. Please note the cleanliness of the outside of your homes, mold on siding, overgrown bushes/trees, and general upkeep
- c. Some dogs being left outside are barking excessively, some all night long
- d. Street lights along Richwood not working. Call utility company and report with pole ID # and approximate address.

7. Architectural

- a. Reuben looking for volunteers to be part of the ACC
- b. He reminded everyone that you need approval before adding a fence and it needs to be wooden.
- c. He suggests modifying the covenants to restrict certain types of fences and adding more specifications

8. Pool/Clubhouse

- a. HOA Pool Party in Aug a great success, always looking for volunteers for 2018 party
- b. Please help keep pool area clean and umbrellas closed after use, lost several umbrellas to wind damage this year
- c. Pool furniture needs replacement 2018

- d. Clubhouse need paint inside and out, plus numerous minor repairs
 - e. Bird poop problem around clubhouse entrance, looking into anti-bird spikes or nets for the top of the columns
 - f. Replace the lights on the outside of the clubhouse
9. Slide
- a. Stewart removed and disposed of the old slide
 - b. Still need to install new climber, volunteers
10. Landscaping
- a. Clean up day in the spring
 - b. Add sign to the budget in 2018
11. Long Term Issues
- a. Looking into 6ft sidewalk easement from Jamestown to back side of the HOA Clubhouse Property
 - b. Richwood speeding problems, speed bumps, more law enforcement, city rules?
 - c. What to do with extra lot space behind the clubhouse when Phase II &/or III happens
12. Activities
- a. HOA Pool Party in Aug a great success, always looking for volunteers for 2018 party
 - b. Need a committee head

Meeting was adjourned at 11:15 AM by Lenny Ammerman

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Treasurer's Report

2017 Fiscal Year

- Revenues
 - Annual Dues
 - Collected 65 of the 65 homes assessed
- Expenses
 - Replaced 1 Filter Pump \$950 - Pool
 - Key Card System (1/2 down) \$2,400 - Pool
 - Light Fixtures Replaced @ clubhouse \$830 – Clubhouse
 - Graffiti Removal \$350 – Maintenance
 - Broken Pipe Replacement - \$140 - Clubhouse
 - Sign Accrued - \$1,951 –Maintenance (not purchased)

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Additional Expenses Included in the FY 2018 Budget

- Additional Pool Loungers/Umbrellas - \$350
- Netwatch Support - \$300
- Filter Pump Replacement - \$1,000
- Security Camera Upgrade - \$500

Committee Updates

- a. Architectural – Reuben, Susan
- b. Pool/Clubhouse – Reuben
 - 2. Replacing Pool Furniture
 - 3. Umbrella Use
 - 4. Upkeep of bathrooms/trash cans
 - 5. Spike strips on columns
- a. Landscaping – Lauren, Susan, Kathy
- b. Activities (in need of help)
- c. Rules & Regulations - Greg

Landscaping Committee

RECYCLE!!!

Eco-friendly "Go Green"

Recycling is available to Ozark Residents.

More types of recyclable items accepted!

No sorting required! It's recycling made easy: just place all recyclable items in your 95-gallon cart with green lid for pickup every other week. Contact the City of Ozark to set up your recycle service today. With single sort recycle we handle all the sorting, saving you time.

This program is available to Ozark Water customers and is \$1.55 month additional with your trash service on your water bill. The 95 gallon Recycle Cart is included in the recycle cost.



Visit www.ozarkmissouri.com

-Living in Ozark/City Departments/Ozark Water Utility Billing/Eco-Friendly "Go Green"

Spring Clean-Up Day

- Saturday, April 14th @ 10 am
- Front Entrance
 - Trim bushes
 - Pull and spray weeds
 - Treat Grass for weeds
- Clubhouse
 - Pull Weeds in flower beds and lay down new ground cover
 - What do we put in the beds?
 - Treat Grass for weeds
- Lawn treatment for clubhouse and front entrance
 - Get quote

Covenant Updates

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.**