Creek Bridge Homeowners’ Association

2017 Mid-Year Meeting

Agenda

1. Approval of Meeting Minutes – 3/4/17
2. Approval of Agenda
3. Treasurer’s Update
   1. 2017 Actual Vs. Budget
   2. 2017 Dues Collected
4. Committee Updates
   1. Architectural – Reuben, Susan
   2. Pool/Clubhouse – Reuben
      1. Key Card update
   3. Landscaping – Lauren, Susan, Kathy
      1. Sign update
      2. Cleanup – city violation
   4. Activities (in need of help)
   5. Rules & Regulations - Greg
5. Creek Bridge Covenants
   1. Additions & Amendments
6. Meeting Adjourn

**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.

**Treasurer’s Update**

1. September Financials Attached
2. 100% of dues collected for 2017
3. Items not yet purchased for 2017
   1. Key Card System – budgeted $2187.00
   2. Sign – budgeted $1951.00

**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.**