

Creekside Villas Homeowners Association
Board Meeting
2/9/2023

Present: William Prescott, Berry Hill, Samantha Perez, Angie Stewart, and Ross Powell (by speakerphone) President Prescott called the meeting to order at 6:33 pm

Secretary Report

Ross briefly reviewed the previous minutes taken at the November 20 Annual Meeting. Those minutes were distributed to all owners after the Annual meeting. The minutes were approved, and seconded by Berry.

Treasurer's Report

Angie submitted the Treasurer's report for January 2023. (Treasurer's Report attached) She noted that she is assembling a "Treasure's Training Handbook" as she trains with Charlene Axtell. She very much appreciates Charlene's knowledge and assistance. She noted that only one unit is delinquent for February. Since the Treasurer's report in November, one owner has been charged the required \$25 late fee.

Reminder to all that a late fee is charged on the fifth day of the month, after non-payment.

After 90 days of non payment, a lien is placed on property.

The key to the large package mailbox is missing. *Does anyone know where it is?
Please check around your home.*

Member at Large/ Website Manager Report

Sam has been actively working behind the scenes to update our website. She's in draft stages of completion and is expecting completion by the end of the month. All covenants, HOA documents, Architectural Review forms, membership lists, etc etc will soon be online. She is also updating all owner emails, with the goal of transitioning HOA communications to email distribution. She will also be working with property owner communications, new owner orientation, etc.

Reminders: our website is www.thecreeksidevillashoa.com

The HOA communications email is creeksidevillashoa29609@gmail.com

Grounds Report

Berry reported a busy few months. The majority of the community bushes and shrubs have been trimmed. Pine straw has been partially distributed behind units 2-4, and will be completed behind 1 and 5 soon. Units 9-16 will get pine straw in April. Grass has been reseeded. Timbertech will continue its tree trimming behind 5-8. Asphalt repaving from main road to 1st speed bump is scheduled for late March (\$5800). He reminded the Board that he's looking for his replacement now so that they can be trained this year.

Some units in 1-8 still have stored material in the shrubs blocking the landscaping crew from spreading pine straw. Please remove anything under the shrubs so straw can be put down to complete that area.

Lastly, he is requesting that all garden hoses be kept rolled up after every use rather than left on lawns. It is playing havoc with lawn service to mow around spread out hoses.
THANK YOU.

Presidents report

William welcomed Angie and Sam to the Board. One Architectural Review application was reviewed. Conversation about poor visibility from uphill as you leave the community. Agreed to put a large mirror on a post across the street pointing uphill to see if this helps. Conversation also about community recycling. Current waste hauler does not offer recycling pickup. Coordination and cleanliness of the common dump site were discussed as concerns. Board voted against trying to coordinate a common recycling effort. Recycling resources will be posted to the website in the near future.

Board adjourned at 8:08.
Next Board meeting will be April 4, 6:30 pm

Respectfully submitted 2/11/2023

Ross Powell

Secretary