

Creekside Villas Homeowners Association

ANNUAL MEETING MINUTES

NOVEMBER 20, 2022 Pebble Creek Clubhouse Grille

Call to Order: Meeting called to order at 4:09 pm by President William Prescott.

Roll call was taken by Secretary Ross Powell:

- 17 Homeowners present, 10 presented by proxy, 27 residents total, 3 no shows, Quorum met.

Margi Davies, Sunshine Coordinator Report: She welcomed new residents since last meeting:

- Austin Looper #2
- Jessica Fredrik and Samantha Perez #3
- R. Abigail French #5 (also welcoming her new baby girl)

Margi announced our Holiday Progressive Drop-in “Jingle Mingle.” It will be held Saturday December 10th. 4-5 Units will host this Drop-in for the community. Further details to follow. She also reminded members about the Welcome Information sheet. It offers helpful property information. It is in the booklet handed out.

Berry Hill, Vice President Grounds Report: He reported several major improvements this past year:

- Completion of #1 side walkway and erosion control. This was a huge effort spearheaded by President Prescott.
- Repair of board walkway in front of #18 and #20. To be stained after curing
- Taking down 6-7 large trees that were dead (over budget expense), trimming holly trees, replacing mulch, trimming landscaping and spot paving water leak areas

He noted that he will be repaving area from entrance to first speed bump (\$6000). He is renewing 2023 grounds maintenance contract after receiving several bids. He also announced that he will be leaving this post at the end of 2023. He’s looking for a volunteer to replace him who he can train this year.

He discussed the continued problem of dog and cat poop. **Reminder that it is a county ordinance and state law to have all dogs and cats on a leash**, and poop needs to be picked up. Further issues will be directed to Animal Control and pet owners fined.

There was also a discussion to add a speed bump to slow down cars that are speeding. There was a motion made by Celeste Fickling #11 and seconded by Berry Hill #28 to add a speed bump between the two islands at #13 and #31. The decision was made to research cost, style and cost of installation. Motion was tabled until research is done.

William Prescott President/Treasurer Reports: William reviewed the 2022 and 2023 budgets. The great news is that there are no units behind in their regime fee, and all bills are current. Regime fee will remain the same \$135 per month throughout 2023 barring any unexpected expenses. The discussion agreed that 2022 actual comparison expenses be added to 2023 budget. Ross Powell #6 made motion to approve budget, and it was seconded by Sherry Thompson #23.

William also led a lengthy discussion regarding units posting flags and signs. He reminded our community that we live in a 30-unit community where all residents need to live safely and harmoniously. Certain flags and signs may be acceptable by some but offensive to others. William Prescott #31 made a motion to have only the current USA flag flown as acceptable. It was seconded by Ross Powell #6. A vote was taken. Votes tallied and tied, 13 voted “yea” and 13 voted “nay” and 1 abstained. William reminded the community of our current Declaration of Covenants, Conditions, and Restrictions. After further discussion the community agreed to keep as is. Current HOA CCR prevailed.

Article VII Section 1 (f); Section 1 (i); Section (j):

(f) Signs: “For Sale” signs shall be placed in windows. No sign of any type may be placed on common area without permission of the Board.

(i) Flags: United States, State of South Carolina, US Military, seasonal and college flags are permitted.

(j) Holiday decorations and lighting are permitted.

Per our CCR the above are the only flags permitted. Signs are not permitted.

Election of Board Members: William led a discussion about HOA Board Elections. The board currently has three members, as noted above. It would be helpful to add two additional members, a Treasurer and a Member-at-Large to manage our website.

Georgia Prescott #31 made a motion to nominate Samantha Perez #3 to be Member-at-Large/Website Manager of the Creekside Villas HOA Board. Motion was seconded by Ross Powell #6. Vote tallied 26 “yea” and 1 abstained. Approved.

Georgia Prescott #31 made a motion to nominate Angela Stewart #4, to be Treasurer of the Creekside Villas HOA Board. Motion seconded by Celeste Fickling #11. Vote tallied 26 “yea” and 1 abstained. Approved. Angela will be in training with William as the transition takes place.

William congratulated the Community on the election of two great new Board members.

The community agreed that this is a good time of the year for an annual meeting. Accordingly, for 2023 the next annual meeting will be November 19, 2023, at 3 pm.

Meeting adjourned at 5:42 pm to refreshments.

Ross Powell, Secretary

Creekside Villas Homeowner’s Association

11/28/2022