

ANNUAL MEETING MINUTES
CREEKSIDE VILLAS HOMEOWNERS ASSOCIATION
NOVEMBER 14, 2021

The 38th Annual Meeting of the Homeowner's Association was called to order at the Country Club Grille Meeting Room by President William Prescott at 3 PM.

Acting Secretary Georgia Prescott took roll and certified proxies tendered. Homeowners in attendance were villas # 1, 6, 8, 9, 11, 12, 13, 14, 16, 20, 25, 28, 29, 30, and 31. By proxy, villas # 7, 26, and 32. Acting Secretary established 40% quorum. Proof of proper service of notice of meeting was confirmed.

President William Prescott welcomed all members and called the meeting to order. Sunshine Committee member Margi Davies welcomed new members: Angela Stewart Unit 4, Brittany Beech Unit 5, Stephanie Krantz Unit 15, and Cloris Junges Unit 20. Christmas decoration donations for the community can be left on Margi's porch, Unit 13.

The HOA website and e-mail address is up and available; minutes and information can be viewed there: www.thecreeksidevillashoa.com and creeksidevillashoa29609@gmail.com

Berry Hill presented the Grounds Committee Report. The water leak issue in front of #5 will be researched as to what is causing it (possibly faulty pipes) and what Greenville Water can do to remedy the recurrence of the situation. Homeowners discussed the history of the situation dealing with Greenville Water and with Joyner's inability to remedy the concern. The drain stoppage at Unit #1 will be fixed with a concrete spillway to prevent costly digging. A motion was passed to fix this drainage problem. The condition of the grass starting from Unit #20 down to Unit #1 will be addressed to improve its appearance with sod and rock where needed in 2022. Pine straw or mulch will be laid down next year around all units. Bushes/ shrubs will continue to be trimmed and replacements planted throughout the community, and dying cherry trees (behind #31 and 32) will be removed in the Spring. The tree over the first mailbox will also be trimmed to prevent falling debris, along with crepe myrtles. Please discuss tree work with Berry instead of work crews. The HOA (and contractors) are not responsible for damage to items left on the ground during weekly maintenance.

In 2023, asphalt repairs/ repairs to the speed bump will be necessary. The boardwalk behind villas #10 to 15 also requires replacement. The estimate for this replacement is between \$12,000 and 14,000, will be labor intensive, and will require a vote from homeowners. Sidewalk repairs at Units #1, 2, and 4 will also be made. Pressure washing of sidewalks, curbing, and walls will also be completed. Recommendations from the Grounds Committee are to clean out individual gutters to prevent damage, to observe the community speed limit, to park tightly in front of Unit #20 at the concrete pad, and to bring donations for Greer Community Ministries to Berry's house by December 19. Canned goods and gently used (clean or new) clothing are welcome donations. Georgia Prescott mentioned that Mike at Unit #26 is retired and is available to complete odd jobs around the neighborhood if needed .

President William Prescott presented the 2022 budget. Homeowners discussed stolen solar lights around the mailboxes and installation of cameras. Motion to approve budget was passed.

Election of Board Members: Susan-Marie Balding was elected Secretary and President William Prescott agreed to serve as Treasurer. Member at Large will be Ross Powell. Board requests return or donation of QuickBooks program removed from storage building.

Old Business: Homeowners discussed the drainage issue behind Unit #1 and President William Prescott requested ideas for the boardwalk rebuild. Engaging a structural engineer to examine the drainage concern is planned. President requested that homeowners with wood burning fireplaces get an inspection and cleaning to prevent potential fires. Berry Hill suggested that homeowners have fire extinguishers handy, and Margi mentioned that the Fire Department will install fire detectors. Cloris Junges asked about extending the sidewalk after Unit #16, and Berry Hill said that is part of the 2023 plans. Berry Hill asked that homeowners use arc forms to document changes to individual homes. HOA fees can be mailed to Unit #40 or placed in the black box at the first mailbox. Please continue to keep dogs on leashes and clean up behind them. Please contact the President if you have any requests.

The President brought the potential board walk at the creek beside #1. It was a brief discussion about it being on common ground and who would be responsible for it and insure it.

Without further business, the meeting was adjourned at 5:06 PM.