

Motions Voted for 2010  
January - December  
Creekside Landing HOA Board of Directors

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DATE	TOPIC	DESCRIPTION	TALLY
1/19/10	FIRST ANNUAL	No quorum of homeowners & proxies obtained: 41 (needed 51 = 20% of 265); Announced Re-convening follow-up meeting in February—within 2 weeks	N/A
1/19/10	Grounds	Signed/ approved contract with Valley Crest Landscaping	Majority
1/19/10	Compliance	<b>Re: RESOLUTION (2007-1)—CSL DUE PROCESS PROCEDURES FOR ENFORCEMENT OF COVENANTS AND RULES (3/30/07)</b> Approved the issuance of a single written warning (Initial Citation) in lieu of sending out several notices as in previous years. If the violation is not abated or cured within the time stated, the homeowner will receive a certified or registered Notice of Due Process on the matter. Since this procedure is already specified in the referenced resolution (§3, P2), the Board is hereby approving a modification of practice: i.e., a single non-compliance letter, rather than several, in order to streamline the enforcement of rules and covenants.	3/3
1/19/10	Financial	Moved <u>not to approve treatment of \$6,000 draw</u> , pending discussion with CPA {...?}	3/3
1/19/10	Security	Approved re-keying locks and clubhouse and pool house facilities under \$100	3/3
1/19/10	Documents	Motion to approve Dec-09 as well as revised Oct-09 [include Charles]	4/4
1/19/10	Website	Motion to overturn previous approval (11/16) of website linkage to County Real Estate documents. [include Charles]	4/4
2/16/10	SECOND ANNUAL	82 proxies delivered. Quorum met.	N/A
2/16/10	Nominations	None received from floor	N/A
2/16/10	Nominations	Two self-nominations (Tracey Daniel & Donald Rye) Received and approved by membership for 2 years	N/A
2/16/10	Financial	Approved Retained Earnings to roll over annually [into Maintenance Reserve]	4/4

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2/16/10	Rental Cap	Discussed, but tabled due to lack of 2/3 majority to approve [this “2/3 majority” assumption was erroneous: the board has authority to make resolution since Governing Documents are silent on topic]	N/A
2/16/10	Meeting Notice Sign	Board approved putting sign out week in advance to alert homeowners.	Majority
2/16/10	Finance	Approved notifying homeowners of budgetary meetings so they can participate	Majority
2/16/10	Newsletter	Approved handing editorship of Newsletter to Helen Scharfenbarger	Majority
3/15/10	[missing]	[missing]	[missing]
4/19/10	Replacement Reserves	Approval of baby pool pump repair by Douglas, \$363.00	4/4
4/19/10	Maintenance	Approval of Storm Water Management to handle BMP (retention pond) maintenance: action to be deferred 24 months due to budget constraints	4/4
4/19/10	Board	New member inducted and elected by members: Mike Indovina	Quorum
4/19/10	Bylaws, Rules	Rental Cap addressed by board, but tabled until further review	N/A
4/19/10	Irrigation	Approved UPA to pursue [legal] action against Valley Crest for irrigation cost overrun (\$8,000) due to additional work not submitted for approval	5/5
4/19/10	ARB	Approved 2 applications, pending plot map submission	N/A
5/17/10	Finance	Approved putting more money in CD's	4/4
5/17/10	Maintenance	Approved Handyman power cleaning and sealing of wooden fence around pool house area	3/3

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5/17/10	ARB	Approved 3 fences	N/A
5/17/10	Green Rules	New State Guidelines require HOA's to develop guidelines; tabled for further review	N/A
6/21/10	[missing]	[missing]	[missing]
7/19/10	Trees	Approval of resident to remove guide (stabilization) wires on Willow Oaks so as to minimize growth problems	Majority
7/19/10	Trash Removal	Approved adding additional trash cans at Pavilion area to maintain cleanliness	5/5
7/19/10	Minutes	[June Minutes need revision—not approved]	N/A
7/19/10	Grounds	Approved herbicide use (Nutsedge)	Majority
8/16/10	[missing]	[missing]	[missing]
9/20/10	[missing]	[missing]	[missing]
10/18/10	Financial	Approved budget (no change: \$53.00 per month)	3/3
10/18/10	Financial	Approved CPA selection {same firm...?}	3/3
10/18/10	Minutes	[no session established 9/20—no minutes to approve]	N/A
10/18/10	Irrigation/ Grounds	UPA [with board's approval] will separate irrigation from grounds maintenance	N/A
10/18/10	Grounds	UPA [with board's approval] seeking bids to replace Valley Quest for poor performance	N/A
10/18/10	Irrigation	Valley Quest [with board's approval] will provide mapping (as-built) of irrigation system	N/A
10/18/10	Financial	Approval of identifying 3 CD sources for excess operating funds to spread loss potential	3/3

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11/15/10	Board	Approved to fill vacant board position with David Bailey (eventually-vice president): Term expires 1/16/12	4/4
11/15/10	Irrigation Valley Crest Overrun	Landscaping-Irrigation contract overrun by \$8,000 (ca) for unauthorized repairs to irrigation system without first approaching board and UPA for reevaluation of additional repairs needed and requesting upward modification of estimate. Board has approved reducing CSL liability for overrun to \$2,500 [via litigation, if necessary: vs UPA and/or Valley Crest]	Majority
11/15/10	Grounds	Approved Greenskeeper of Charleston contract of \$23,000 (improvement over previous contract with Tanner for \$32,000)	Majority
11/15/10	Clubhouse	Approved single bidder {Who...?}: Contractor will provide all supplies	5/5
11/15/10	Financial	Approved maintaining a CD at 1-½ at Old Point Bank	5/5
12/20/10	Grounds	Valley Crest managers present: to defend the company [against potential suit relative to cost overrun]. John protested that the system they had inherited was so defective that it was impossible to pre-determine correct estimate to fix.	N/A