

## **Creekside Landing – BOD Meeting August 17<sup>th</sup>**

**In attendance – Lewis, Don, Charles, Bill (UPA)**

### **Review of Outstanding Fees/ Payments / Fines Due to HOA in excess of 30-90 Days**

- **UPA to contact and attempt to resolve –**
- **Next Step is Collections and with Attorney and Court Costs**

### **OLD BUSINESS/ PENDING ACTION ITEMS**

#### **Bench on Pier (Bill, Dave Bailey)**

- Consider a bench at end of pier and ask Dave Bailey if he will build if we pay for materials.
- Board considers action – Note Vote Taken – Tabled for Next Meeting 9/21/2009

#### **Budget/ Social Committee (Charles)**

- Track social committee expenses between years 2008-2009 and establish budget with the assistance of social chair. Existing PC spreadsheet can help track. \$1000 on budget item for discussion next meeting.
- 2010 portion to be true line item

#### **Compliance Issue (Don)**

- Dave noted that 711 Schooner fence may be out of compliance. – Don to Verify

#### **Mulching Shrubs (Bill)**

- Need much more mulch on median shrubs—especially at Corvette & Schooner—also, on small garden at clubhouse entrance.

#### **New Gate Lock (Bill)**

- Next year's budget: re-engineer gate so it will spring closed against a magnetic plate instead of using customary slide bar mechanism that tends to break. The process is underway to achieve a new solution.

#### **Pier & Walkway - Sealing & Repair (Board)**

- Review and approve new bid (\$10,575) Lenny Power. (Board Votes 3/3 For Acceptance)
- This bid was significantly lower than previously submitted bids:
- Howard Paint (\$28,500)
- Handi-Man (\$19,500: was \$1,950/ typo).

Funding for this action is from the operating / Replacement reserve.

### Pool Reservations (Board, Bill, Attorney)

- Loophole needs to be closed. Total number of guests accompanying family could be considerable (4 per adult + 1 per child): assume 4 children: 18 people. Enough to warrant extra lifeguard at \$35 per hour.
- Approach will be to cap the total guests per day at a specific limit per household to preserve the tranquility of the community pool. This will require an amendment to official documents and processes. Otherwise Pools Rules Will Apply.

### Rental Cap (Board, Bill, Attorney)

- Discuss, draft, and approve for Annual meeting vote where 2/3 must approve to include in Bylaws.
- Cap will be a percentage of total homes that can be rentals in the community at any specific period. UPA would be the gatekeeper.

### Resolution II/No Solicitation (Board, Bill, Attorney)

- Vote to have specific prohibition of soliciting between homeowners for personal profit. Also, prohibit use of Newsletter to advertise for personal gain (separate attachment)

### Resolution I/Rules & Regulations (Board, Bill, Attorney)

- Vote to add Rules & Regulations Section to Bylaws and establish a Committee (separate attachment)

### Thermostat / HVAC Repair(Bill)

- Clubhouse needs new thermostat. Problem may be electrical. Bill is in process of contacting contractor

### Trail Work (Bill)

What has Tanner done thus far on the Outrigger-to-Corvette natural trail?

Tanner has had significant success in removing weeds, overgrowth, and debris. Eagle Scouts will continue to work on the trails:

- Outrigger-to-Corvette, mulching & erosion control/
- Corvette-to-Pier, terracing with steps, erosion control.
- Tiki (Tree contractor) will provide railroad ties and wood chips.

### Two Projects – Both Eagle Scout projects

- **Long trail Mulch**
- **Corvette trail to pier**

**Tree removal contractor (TIKI) – will supply mulch from these trees for community usage on trails**

### Water Bill Rebate (Bill)

- Need to get reduction in unusually high water bill of \$2,447 paid in Jan-09 for final months of 2008. As a result, in May-09, our budget balance was \$825 for the remainder of the year.
- Has this cost/expense been refunded? No decision by Water Works / HRSD at this time

### Yard of the Month/Guidelines (Board)

- Use Grounds Committee to establish guidelines.
- Who will make choices
- Judges & Board disqualified
- Establish categories and criteria.
- Make choices seasonal.
- Have 3-person judging panel made up of at least two committees and board member to go through the neighborhood, make selections and vote.
- Award: attractive sign posted in yard along with Gift Certificate
- Lewis to start process / review – Board in general agreement
- Yard of the month/Sign (Bill)
  - Decide on maximum budget for sign. Then Bill can email designs for approval. We need this right away. Work with grounds and social committee.

### **NEW BUSINESS TO DISCUSS & APPROVE**

Minutes, 7/21 (Board) Review and Approve. – Approved (3/3)

### Accounting Proposal 2009/ Merritt (Board)

- Since we had a Review of our financial records for 2008, I suggest that we consider and approve just having a Tax Preparation done for 2009 (\$785). (Taxes to be done - - Board vote 3/3)

### Attorney, Palamara at September Meeting

- To discuss board resolution process, amendments of bylaws, and the development of rules and regulations not specified or addressed within the framework of the communities governing documents.
- This attendance is done at no-cost to the association – board members to create questions for submittal to attorney for review

### Budget, 2010

(Bill/ Charles/ Board)

Begin working on budget and sharing intermediate results with board for review and approval.

### Clubhouse, Unlock Men's Shower (Board)

- Shower doorknob needs adjustment. The lock tends to stay in locked position, with no way to open it.
- A tool is available – currently unlocked

### Parking Lot/ Trail Resealing (Board)

- Review and approve proposal for work to begin after pool closes.
- UPA to validate contractor name –
- Contract to be signed and approved by E-Mail vote to Board members

### Replacement Reserve, Pool Pump (Board)

- Need to approve. Discussed last session.
- This is a prior action – Approved (3/3)

### Replacement Reserve - Club Floor (Board)

- Need to approve. Discussed last session.
- This is a prior action – Approved (3/3)

### Security Camera

#### (Board, Bill)

- Get estimate for rotating camera with 500 GB drive (\$400-\$500, including installation). Review and approve (e-mail 7/29)
- Procure 2 cameras and a single 500GB hard drive – Estimate is \$800. This action deemed expensive for the current property loss.
- Deterrent option of fake cameras is also possible
- Action tabled until full board is present

### Trail to Pier/Improvement (Bill, Lewis, Marcie Renner)

- Social committee wants to form party of interested homeowners to grade and build steps on Corvette-to-pier trail in October (10/17). Will need supplies, boards, braces, backfill, porta-potty rental, etc. Need to discuss types of materials-skills needed to make this happen.
- Eagle Scout projects will override this process. (Board approves both Eagle Scout projects 3/3)

### Pool Winterization

- Contract before board to winterize the community pool and hopefully reduce costs on startup of pool in spring. This action was not chosen last year based on costs and loss actions for the history of the association. Based on costs incurred at startup (new pump, water, cleaning, and chemicals) this is a acceptable cost of preventative maintenance.
- Board approves proposal for 2009 (3/3)

### Web Changes

(Don)

- 1) Pool rules: Substitute *Douglas* for *Continental*;
- 2) Resident-Home Page:  
“Note: All Meetings are open to residents of the community” — delete one occurrence (stated twice);
- 3) Time to remove “N&W Enterprise” ad?? (Yes – Will Do)
- 4) Add Lewis Williams as one of co-editors of Newsletter;
- 5) Update “Sheriff’s Calls to Creekside Landing” under Community Issues;
- 6) Jan-Jul- 09 Minutes under Document Repository;
- 7) Post Whittman visit (8/27) under Community Issues: “Waterways”;
- 8) Post monthly reservations & usage of facilities under Activities. Update at least weekly;
- 9) Post Audit Review Statements of Merritt for 2008 under Document Repository, “Financial Statements”
- 10) Put copy of York County Award Letter e-mailed under “Resident Information” in the place of the Lawn Care notice

### Roll Up of Board Actions / Votes

NUM	CHARGE	DESCRIPTION	VOTE
1	N/A	Approved: Minutes for 7/21	3 of 3
2	N/A	Tabled: Rental Caps for Discussion with Attorney	3 of 3
3	N/A	Tabled: Resolutions: Solicitations & Rules & Regulations Pending Atty	3 of 3
4	Audit	Approved: Merritt to prepare only tax for 2009 (\$785)/ Signed	3 of 3
5	Budget	Tabled: Budget for Social Committee, Estimated \$1,000 for 2010, Pending Further Review	3 of 3
6	Grounds	Approved: Joshua Dolsta, Eagle Scout Project to Terrace Corvette-to-Pier Trail with Steps. Material Costs Minimal	3 of 3
7	Op. Res.	Approved: Lenny Power & Washing for Pier/ Steps Cleaning and Preservation (\$10, 575)	3 of 3
8	Op. Res.	Approved: Douglas Winterization for 2009-2010 (\$2,097—With 2% Discount)/ Signed	3 of 3
9	Op. Res.	Tabled: Security Cameras for Clubhouse (\$800), Pending Full Board	3 of 3
10	Rep. Res.	Approved: Clubhouse Floor (\$4,390) By J. W. Morgan to be Charged to Replacement Reserves	3 of 3
11	Rep. Res.	Approved: Pool Pump Replacement by Douglas/ Kernco (\$4,055) to be Charged to Replacement Reserves	3 of 3

<b>NUM</b>	<b>CHARGE</b>	<b>DESCRIPTION</b>	<b>VOTE</b>
1	N/A	Approved: Minutes for 7/21	3/3
2	N/A	Tabled: Rental Caps for Discussion with Attorney	3/3
3	N/A	Tabled: Resolutions: Solicitations & Rules & Regulations Pending Atty	3/3
4	Audit	Approved: Merritt to prepare only tax for 2009 (\$785)/ Signed	3/3
5	Budget	Tabled: Budget for Social Committee, Estimated \$1,000 for 2010, Pending Further Review	3/3
6	Grounds	Approved: Joshua Dolsta, Eagle Scout Project to Terrace Corvette-to- Pier Trail with Steps. Material Costs Minimal	3/3
7	Op. Res.	Approved: Lenny Power & Washing for Pier/ Steps Cleaning and Preservation (\$10, 575)	3/3
8	Op. Res.	Approved: Douglas Winterization for 2009-2010 (\$2,097—With 2% Discount)/ Signed	3/3
9	Op. Res.	Tabled: Security Cameras for Clubhouse (\$800), Pending Full Board	3/3
10	Rep. Res.	Approved: Clubhouse Floor (\$4,390) By J. W. Morgan to be Charged to Replacement Reserves	3/3
11	Rep. Res.	Approved: Pool Pump Replacement by Douglas/ Kernco (\$4,055) to be Charged to Replacement Reserves	3/3