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Creekside Landing HOA

July 21, 2009

MINUTES

**Location:** Clubhouse, 6:45 - 8:00 PM

**Attendance:**

**Board:** Lewis, Tracey, Charles, Bryant

**Management:** Bill

**Homeowners:** 2

<p><b>DUE PROCESS HEARING</b></p>
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**6:20 - 6:45**

(Separate document)

**EXECUTIVE**

Meeting called to order.

Last month's minutes approved.

Treasurer's report reviewed and approved.

**[ I ]**

**AGENDA DISCUSSIONS**

Bryant suggested that cost of clubhouse ceramic floor be charged directly to Replacement Reserve and not the Operating Expense/ Maintenance category. *Board agreed and bill consented to making change.*

Bill handed out treasurer's financial statement (omitted for packet) and Merritt, CPA review of CLS 2008 financial statements. *Board agreed that we should have Don publish on website along with yearly budget*

Bill obtained President's signature for 2009 CSL HOA corporate certification application. *Bill will make necessary revisions for change of board members and accompany with \$25 deposit.*

Bill also submitted a proposal by Merritt, CPA for the 2009 accounting review. *He suggested that board consider tax preparation only since we had a full review last year.* No board decision was made.

**Pier and stairway preservation**

- ▶ Howard painting and Handi-Man bid examined. Latter far cheaper.
- ▶ **Board approved** Handi-Man contingent on reasonable price to power wash ( $\leq$  \$3,500)

### **Mulching Playground and Border Adjustment**

- ▶ Adjacent to clubhouse. (ca., 100 cubic yards x \$30: Prefer cypress due to fewer insects); Also need to have protective border to separate mulched area from clubhouse for termite control
- ▶ **Board approval** pending Bill's determination of full price ( $\leq$  \$3,500). Board will seek volunteers to spread mulch. Bryant suggested Waltrip for double ground mulch.

### **New Pool Motor Reclassification**

- ▶ Discussion between Charles and Bryant that the motor is a "listed item" on the Replacement Reserve—and, as such, should be reclassified as a direct charge to the Replacement Reserve rather than be charged against budgetary line operating expense item. Charles will study the matter further and advise during our next session.

## **O P E N F O R U M**

### **Not Officially Initiated**

#### **Informal Interaction with the two homeowners who showed up (Hence combined EXECUTIVE & OPEN FORUM)**

### **President's Report**

- ▶ Reviewed the points delineated on listing.
- ▶ Some discussion about new pool furniture. Charles wanted to put a rush on it. Bill promised within the week.
- ▶ Parking lot and trail to be resealed. This will be a maintenance rather than operating reserve item.
- ▶ Irrigation system—some discussion about separation of pool/irrigation and clubhouse via sub meter which Bill said he will personally read. Also, system is moisture-sensitive and will not run in rain.
- ▶ Trails: Bill will meet with a senior scout on Friday to check out trail needs to see which project he may choose. A) Trail between Rudder & Corvette or B) Corvette & Pier. The former (A) needs trail-blazing techniques and rubbish removal; also erosion control—and eventual overlay of mulch by Tanner. The latter (B) needs terracing down with steps (Bill suggested 2 x 10 boards staked down and backfilled with gravel.
- ▶ Resolutions mentioned: A) Rules & Regulations and B) No Solicitation.
- ▶ **Board tabled** for next meeting so that they may be read and discussed with Bill.
  - One of owners talked about rules covering boats temporarily parked in driveways for cleaning and repair. I suggested contact Bill. The other owner said it was strictly prohibited by ARB.
  - Bill stated that the board is empowered to make rules & regulations but must promulgate these in a timely manner to all homeowners and wait 30 days, for responses and feedback, before putting them into effect
  - Also that Amendments are one step above this process and require 2/3 vote of homeowners attending [annual] meeting, assuming that a quorum of owners are present.
  - Bill ask one of homeowners if interested in Rules & Regulations and gave him his card.
- ▶ Vandalism of mailboxes mentioned. None of those present had experienced anything else—not even the mailbox defacement caper.

**[ II ]  
MOTIONS APPROVED SUMMARY**

Line	Issue	Tally
Operating Reserve	Approved Handi-Man contingent on reasonable price to power wash ( $\leq$ \$3,500), using environmental safe latex not requiring protective apron	4/4
Operating Reserve	Approved mulching playground and installation of protective border at clubhouse ( $\leq$ \$3,500), using volunteer help to spread	4/4
N/A	Tabled Resolution I: Creation of <i>Rules &amp; Regulations</i> and Committee	4/4
N/A	Tabled Resolution II: Inclusion of <i>No Solicitation</i> rule	4/4

**[ III ]  
ADJOURNED  
8:00**