

## Creekside Landing HOA Monthly Board Meeting

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June 15, 2009

### M I N U T E S

**Location:** Clubhouse, 6:30 - 8:25

**Attendance:**

**Board:** Lewis, Tracey, Charles

**Management:** Bill

**Homeowners:**

**Committee:** Marcie Renner and Carol Prentiss

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### E X E C U T I V E 6:30 PM

Marcie Renner and Carol Prentiss came over, but we were having a Due Process meeting. They were going to discuss a fall party to improve the trail and other ideas. Had spoken with them at pool party. But they had to leave.

**Minutes**

- [MOTION] Approved, pending modification of...  
     "...board approval of deferring threshold *until 2010*—rather than *fall 2009*"

### [ I ]

### M A N A G E M E N T R E P O R T / A G E N D A

**Howard Painting**

- To inspect blistering epoxy in baths and redo with oil-based under warranty.

**Handy Man**

- [MOTION] to go ahead and install thresholds within \$500 since communications between management and contractor bypassed Board's earlier motion and Bill had cut the work order.

**Mulching Playgrounds**

- [MOTION] Decided to table since it would exceed operating reserve for the year. Figured that Tanner could rake and weed the areas to make them more attractive.
- [MOTION] Establish new line item for playgrounds.

**Neighborhood Watch Signs**

- Action already approved at estimated \$50 per sign, including posts and labor. However, Bill must find a way to pay since the county only accepts credit cards. Suggested cashier's check. **Also, Bill may find a way to attach to existing lamp poles.**

### Tanner Delays

- Bill confided that Tony said that they had become overextended and had to drop some of their commitments and planned to concentrate more on the neighborhoods under contract.

### Defer Mulching Trail

- [MOTION] decided to postpone until later this year or early next year our contract with Tanner (approved in March) to mulch Rudder-to-Corvette natural trail—not only since Tanner has failed to begin job, but is still making very slow headway in getting overgrowth under control due to delays. Also asphalt trail, according to Charles, needs a lot of work. This will also save funds in our budget. Tanner will be expected to get the trail in good walking shape and deal with wash-outs and erosion—as well as place more mulch on the median shrubbery and at the clubhouse garden.

### Dead Trees—Common Areas

- [MOTION] Table Bill's estimate from Tiki until he's able to negotiate a flat rate which reflects a contract discounted for the entire lot—also until he gives us an additional estimate (Bushwackers Two suggested). Then, Board will vote on systematic triage approach to removing several trees every couple of months, beginning with those posing the greatest hazards. Important liability-risk management concern.

### Clubhouse Security

#### Security Service

- Decided that a security service might be best for the clubhouse rather than surveillance cameras which can easily be detected and sabotaged. Bill will check into cost. Will vote on this next time.

#### Clubhouse locks

- To be changed at end of season. Bill will attend to. Tracey recommended Quick Set from Home Depot (c.a., \$30). Will inquire whether this will work for our type of locks.

#### Evidence of Possible Trespass

- Front screen bent and window unlocked—possible teen went when lifeguard left door unlocked.

### Pool Rules

- Bill to change “Continental” to “Douglas”

### Water Rebate

- Bill said that the water department is considering our request. Doesn't know how much.

### Petty Cash Increase

- [MOTION] Charles was acceptable to having the fund increased to \$200 to expedite reimbursements.

### Yard of the Month

- Charles recommended that we get the committees responsible for sponsoring this activity to offer a set of rules and criteria for selecting candidates for recognition. Meanwhile, Bill will look around for an attractive sign. The board can vote on this in July.

### Parking Restrictions

- [MOTION] On Schooner separated by median between Spinnaker and Corvette. Charles pointed out some very compelling concerns relative to fairness and the uniform application of any such rules. Bill suggested

that he draw up a resolution with our attorney's assistance and submit it to the board for consideration—draft via email before next meeting.

**Pier Maintenance**

- Discussed eventual abandonment of pier due to lack of interest and cost of maintenance. Decided to postpone and submit to the community for a vote at annual meeting in January.

**Use of Well Water for Poll & Irrigation**

- Did not introduce this item, though Bill and I discussed it at the pool party as an option and possible long-term savings opportunity. Bill will investigate costs and the board can discuss during our next session.

**[ II ]  
MOTIONS APPROVED SUMMARY**

<b>Line</b>	<b>Issue</b>	<b>Tally</b>
Cash	Approved Increase of Petty Cash from \$100 to \$200	3/3
Documents	Approved May Minutes	3/3
Playgrounds	Approved New Budgetary Line Item for Playgrounds	3/3
Safety	Approved Preparation of Resolution Addressing Schooner-Median Parking	2/3
Bldg/Grnd	Postponed Mulching of Natural Trail (\$5,525) Until Next Year	3/3
Playgrounds	Tabled Mulching Playgrounds until next Year (ca., 100 sq-yd x \$30)	3/3
Bldg/Grnd	Tabled Removal of Dead Trees Pending Better Price and Additional Bid (s)	3/3

**[ III ]  
ADJOURNED  
8:25 PM**