

Creekside Landing HOA – Board Meeting – July 19, 2010

Members Present

- Tracey
- Charles
- Don
- Mike
- Bill-UPA

Quorum Established

Open Executive Session – 6:40-pm

Conduct Executive Business

- Review Managers Report
- Review CPA proposal
- Review Herbicide – Nutsedge
- Review Douglass Aquatics performance

Close Executive Session

Open General Session

Residents Attending: 5

Presidents Greeting

Tracey Welcomes Residents to meeting

- Review of Newsletter – Set to 2 month publication
- Review of BMP area cleanup – Yard Arm Court area is not complete
- Review of irrigation issue – repairs needed to identified area (Cone and flags near trail) – UPA addressed with management
- Creekside does not have an irrigation maintenance contract – the repairs are conducted on an as needed basis. Suggestion to create contract for support and operational capability of system.
- Resident volunteered to remove guide-wires on trees. Board approved action
- Resident asked who is tasked with maintaining the cleanliness of the pool area – this is a Douglass Aquatics issue. Main cause is pool cover and pool toys left at pool. Suggestion is a containment area for lost and found material for 1 week – at end of week the container is emptied
- Please remind Douglass Aquatics staff of trash duty
- Floor Drain in Women’s bathroom is not operating correctly – UPA to check this condition
- What is process for removal of trash from pavilion area – need to establish process and or rules
- Suggestion to add additional garbage cans for pavilion area - Board approves action (5/5)

- Resident noticed grass did not seem mowed on week of 7/13 – report shows action completed – UPA will conduct spot checks on Monday which is HOA schedule
- Resident questioned if burning is allowed – this is against York County Rules

Approve Minutes from June Meeting – Tabled until next meeting – not ready for review

Treasurers Report – Charles briefed report – HOA is in positive cash flow and reserves for community are within expected ranges – Board approved (5/5)

Managers Report –UPA briefed the report –

- VDOT – no response on striping on Schooner
- Trails now in good condition
- Irrigation repair – not completed – UPA checking with Valley Crest
- Homeowner Input – no major issues – normal call volume for month
- BMP's – Work is completed awaiting York County inspection
- Swim passes are an issue for lost/replacement – extra cost and management time – suggestion to allow UPA to send passes to management companies of rental units – next year pool actions
- Preliminary Budget Review – Goal is to maintain fees at level but we must concentrate on maintaining reserve funding

Committee Reports –

Old Business

- Painting of overflow Riser Painting - reviewed

New Business

- Budget Review - 2011 – Proposed budget is 2.27% increase – review is available at the meetings

Summarize Executive meeting vote actions (both actions approved 5/5)