

Board of Directors Meeting - July 18, 2011

Present

Don
Charles
Mike
Tracey
Dave

UPA – Dave Drexler

Quorum Achieved – Executive Session Opened

4 Board Members present for session

Received Contract for Winterization Contract for Pool (Douglass Aquatics) Base cost \$2140.00 – Due By August. Board requests UPA provide contract from 2010-2011 year change for comparison of costs. Board was satisfied with actions last year's contract. Questions raised on wording of contract, UPA to work with Douglass Aquatics to resolve.

Mailbox Issue - UPA contacted York County for advice on any change to these mailboxes.

Pool Furniture – How Many, Cost

Chaise Lounge - \$180/unit – Charles survey shows we need 6 – Total cost is \$1000.00
Tables and chairs – (2) Tables and 8 Chairs, UPA to provide pricing via E-Mail to board by COB Tuesday
Tree behind 327 Corvette Drive – Hollow – Must be removed
Tree behind 325 Corvette Drive – Dead – will cause more issues

Commercial Vehicle parking in the community – Original was 13 Vehicles, now at 10. Second letter to be sent to these residents, reminding them of these rules and further violations will result in due process hearings and subsequent fines for these violations.

Executive Session Closed (5/5)

General Session Opened

Homeowner Input

- Mailboxes – Types to be reviewed by ARB, Selected types to be drafted into letter and posted to Website
- Pool Furniture – UPA to price and order
- Irrigation System – Question raised by Lewis as to community received \$2500 value in repairs, answer yes.
- Commercial Vehicle Parking violations – Being Addressed

- Foundation Trees – Required by master plan, what are the actions available – Lewis (Grounds) volunteered to survey the community for non-compliance with this requirement. This is a York County Requirement.
- Fireworks being launched in community - Residents concerned about safety issues
- Reminders to community to read the manuals on rules and regulations of the community. This will resolve situations before they become issues within the community.
- Rental Cap resolution – is draft of document available – not at this time –Bylaws to be validated as to if the community can impose rental caps.
- Shutters – Must be kept in maintenance – Sun Fades these – every two years might need painting
- UPA to survey homes for Shutters
- UPA to solicit sealing with cedar color – high end sealant for fence around community center
- Lewis to complete sign work – NTE \$150.00 (Motion 5/5)

General Session Closed

Executive Session Reopened

Executive Session Closed - Resident appeared –

General Session Closed, resident gone

Executive Session Reopened

Minutes for June Approved (5/5)

Treasurers Report – Charles

- Cash Flow Positive
- Total Balance \$144,844
- Variances in Budget .vs. Actual – most cases are active months .vs. inactive months
- Accepted (5/5)
- Charles to begin preliminary budget negotiations with UPA for 2012

Managers Report

Back-Flow installed to low for operations – valve moved to proper height

Rod to reinforce standpipe to be installed

Possible Well – Greenskeepers will validate if this is an operational system

Scallop hedge at monument sign to reveal name

Insurance costs to be validated

Trail Maintenance – Corvette Trail – possible non maintenance, possible set to wilds

Insurance – Total policy is \$4200/year – Budget is \$3200/year

Delinquencies -Total is in excess of \$7,000 – Most is in foreclosures / bankruptcies – No requirement for bank to record deeds until transfer – therefore original owner is responsible for all charges

Managers Report (Closed)

- Charles – questions to UPA on irrigation repair, this is costs to Creekside Landing that were not authorized.
- Dave – Not authorized, for actions so Creekside landing assumes that UPA would cover all costs since this exceeded the \$500/cap
- Board – offered \$2500 to clear issue with contractor, offer rejected – offer rescinded
- Possible negotiations of recouping costs over lowered monthly costs for a year term.
- Board motion this action to move forward

Motion to Close Meeting (5/5)

Irrigation System Discussion –

- \$2500 Funds to close issue (under advice of counsel)
- \$800 - Legal fees for review and other actions required with this issue
- \$3300 – Total fees incurred by Creekside Landing
- \$500 – Maximum unauthorized / flexible actions allowed by board to UPA
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- \$2800 – Funds Creekside Landing is due in regards to negligence issue
- Letter Drafted by Board
- Transmitted to UPA (Review by E-Mail and Vote)

Above Action Tabled – No members present

If no action or reparations not taken by UPA = Conditional non-renewal of contract
Will require bid from another firm for this management work – how to proceed, set out for bid to company that contacted the board, move to month to month management,