

Creekside Landing HOA– Board Meeting

November 21, 2011

Members Present

Don
David
Charles
Mike

UPA - David Drexler

Quorum Achieved (3/3)

Executive Session Opened

Rental Caps

Amend Rental cap document to be a 15% cap on total units. It is the decision of the board that the HOA cannot restrict the capability for existing property owners to rental properties in the community until such time the total rental units exceed the cap. There is no investment limitation in the existing governing rules for the HOA.

Contracts –

- Greenskeepers Contract – Signed
- Playground Mulch, contract was for \$1438 – Contractor billed association for \$3100 for the effort. The HOA will not cover this expense due to the approved contract.

Rentals – Review, See Rental Cap discussion

Delinquency Report - Several residents sent to collections for non-response. UPA sent 3rd letter as registered mail and received positive responses and dues were paid.

Annual Meeting Agenda –

- Will use suggested list from UPA

Return to General Session

Presidents Remarks

Open General Forum

- Rental Caps – Letter to go out in December, will be part of Annual meeting
- Appearance of high occupancy in a home, UPA to validate
- Commercial Vehicle parking – Notices sent
- Look into a possible Shed Day for the community
- Border Tree Issue – UPA.

Close General Forum

Approve Managers Report – (4/4)

- Rent-a-hubby – completed tree action
- Irrigation – Winterized
- Playground Mulch – see actions
- Homeowner – issues with trees end of Corvette, resolved
- Landscaping renewed for 1 year
- Irrigation is on a per-event basis
- Pool Management – Winter Agreement in place
- BMP Maintenance – Will look for other contractor, reduce activity to yearly basis

Approve Minutes from October – 4/4

Approve Treasurers Report –

Positive on income by \$321 – 15549.63

146143.93 – 142285 – 3858.93

Expenses - \$5000 over budget

19295.81 – 14,228.50 – (5,067.31)

Utility costs and maintenance costs make up \$3,000 of this value. Charles

YTD – 138518.10 – 142,284.99 - \$3766.89

Net for year - 7625.83 – 0.01 7625.82

Total Reserve

Motion to allow treasurer (Charles) to meet with UPA on retained earnings and move assets to CD's and interest bearing account (4/4)

December meeting – will not take place due to schedules

Committee Reports – None

Old Business

Rental Cap