

Creekside Landing BOD meeting – 17th October 2011

Members Present

Tracey
Don
David
Charles
Mike

UPA – David Drexler

Quorum Achieved – Executive Session opened

- Warranties on new Trees – 1 year live warranty replacement, Greenskeepers to check these trees
- Letter to 325 Corvette Drive for tree issue, large hollow is a hazard
- Approve and sign Pool Winterization Contract (4/4)
- Approve and sign Tree Contract (4/4)
- Playgrounds require inspection for compliance Inspector to be contracted – Howard Morris out of Richmond (4/4) Estimated cost is \$200.00
- Mulch for playground areas (4/4)
- Approve Meeting Minutes from September 2011 (4/4)

Annual Agenda for 2012 will be discussed and fleshed out on 21-November-2012. This will allow for the motions on rental caps and other issues to be discussed and approved.

Exit Executive Session

Enter General Session

Question raised by resident on best rental management company for rental management of properties in Creekside Landing. Williamsburg Property Management recommended by UPA as a responsible group. Board suggests that resident incorporate the rules and regulations for the HOA as part of the lease.

Discussions on Rental Caps – Document is formulated and will be finalized as a board decision based upon desired of the community. This will be a rental cap and a prevention rule against investment properties in the community.

Rules and Regulations committee – Lewis is a volunteer to chair/co-chair the committee. This committee would be chartered with the reviewing and suggestions of changes to the active rules for the community. Laws are passed at the Federal and State level that may affect rules that the HOA has in place. This committee will have a minimum of 3 members and a maximum of 5 members. Once the minimum number of members is identified to UPA, this committee will be activated. Members will be sourced from the community via E-Mail, WebSite and Facebook.

Yearly inspection of homes - might be necessary as community ages

Tree's on-going issue with border trees – they are required by master plan

Parking on street when car is on grass – this is an issue.

Trash Cans – were not emptied – taken care of

Treasures Report

- Budget shortfall month to month – not a great variance, will monitor
- Expense – Cash flow positive
- Budget is positive
- YTD on Expenses \$8300
- Total is 12K positive
- Operating Reserve is \$155,993.72

Report Approved and accepted

Manager's report (Approved 4/4)

- Irrigation to be winterized
- Downed trees from Irene – action approved to remove identified
- Replacement trees have been installed where approved
- Maintenance moves to bi-weekly in November
- UPA contract start new 2 year period
- Landscaping renews 12/31/2011
- Pool Management contract closed
- Pest control is now month to month
- BMP maintenance contract closes 2012

Football Team and Organizational Flags are now Seasonal –No violations for displaying