

Creekside Landing BOD meeting – 19 September 2011

Members Present

Tracey
Don
David
Charles
Mike

UPA

Quorum Achieved – Executive Session opened

Review -

- Contracts
 - Power Washing of Fence (Surround Clubhouse)
 - Stain/Seal of Fence
 - Tree Removal Actions (UPA to get further Bids – Current are not recommended due to excessive expenses)
 - Winterization of Pool Contract
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- Rentals
 - Multiple documents to read and approve that will govern this action to limit rentals to a maximum of 15 percent of all homes at any one time. These documents are in review by the board. Goal is 1 January 2012 for this policy to be in effect.
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- Delinquency Report
 - All fees in excess of \$250 are in collection
- Budget Review
 - Budget is in line as a high level amount though we are exceeding the line costs on water and electric costs. Water is excessive by a factor of 10. Will examine these costs as we go forward to see where these items are occurring.
- Pool Contract
 - Wish to check for restroom cleaning as an option
 - Contract execution went well this year
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Close Executive Session

Open General Session

Lewis – Rental Cap re-write – Board to review

Bryant Soble – Crepe Myrtle destruction – No parties can be identified. CSL will replace the trees at a cost of \$150 per tree – CSL Will replace 3 of these.

Cameras at Clubhouse – reposition for better security

Trees – All border trees that were damaged and or removed in the community will need replacing. Letter of policy will be included in resident package for this year.

Community Fence will be power-washed and sealed

Resident concerns on Trees in common area near his house – these trees are large and termed house killers by the resident. Request is that the trees be harvested and replaced or other action be taken to prevent issues in future storms. UPA will tour sites with arborist/team to estimate what is needed.

Approve BOD Minutes – Accepted (5/5)

Approve Treasure Report – Month ending Aug 31st (Approved 5/5)

- Income exceed budget
- Expenses exceeded budget by \$2800 – Utilities are the deviation areas
- Budget is overall positive in cash flow
- Overall for year is 110K .vs. 113K - net year to date is 7K positive

Approve Managers Report (5/5)

- Repairs made to irrigation system – NTE \$500 – awaiting bill
- A/C in clubhouse is fixed – NTE \$100.00
- Irrigation system in process of winterization
- Trees in common area are under bid for cleanup actions
- Pool is closed
- Debris pickups were missed but they can be called back – call UPA
- Board Votes to purchase (3) trees for crepe myrtle s that were damaged (5/5) - \$420.00 total price.
- Will also replace Border tree on Schooner – Common area
- New Owner at 102 Yardarm Court
- Management Contract – Needs signing by Tracy
- Landscaping Contract –
- Insurance good until end of April 2012
- Pest Control – Contract Canceled – not renewed, action not needed

General Session Closed

Executive Session Opened for final actions

Adjourn

Motion to move to general Session