

CREEKSIDE PRESERV HOA, INC.

MINUTES of the MAY 10, 2019 BOARD MEETING

The meeting was called to order at 7:00 P.M. by John Caffery

A quorum has met with 4 of the 5 members present, with Bob Korfman absent.

Bruce Trautweiler made a motion to continue the previous discussion of the purchase of a security system.

2nd by John

Approved, 4-0

Discussion: The Board again reviewed the 5 proposals and settled on Alert 360 as the Vendor of choice. Alert will re-submit an upgraded proposal for the Boards consideration. A motion as made by Doug to vote on the expenditure of between \$4,000.00-\$5,000.00, based on the new proposal. It was agreed that the income from the Adams Home land rental would more than cover the cost of easing the security camera system from Alert 360.

Approved, 4-0

John made a motion to discuss the application for fines to the St. Juste property.

2nd by Angie

Approved, 4-0

Discussion: A review of the ongoing legal action against the St. Juste property was held. St. Juste has not replied to the 2nd violation letter sent on April 23, 2019 and it was decided to submit the fine procedure to the Fining Committee for the evaluation and confirm the Board's recommendation of a \$250.00/day fine until the violations are resolved or the fine amount reaches the maximum aggerate amount of \$5,000.00. Simultaneously, the Board recommends that we proceed with the tenant eviction policy that was recommended by Paul Olah, our Attorney.

Approved, 4-0

John made a motion to discuss the Grimes violation letters.

2nd by Bruce

Approved 4-0

Discussion: A discussion was had on how to proceed with the Grimes issue of obsolete automobiles parked in the driveway. The Grimes have had 2 letters of violation sent, with the most current being sent on April 24, 2019. To date, no response has been received from the Grimes. It was decided that before we send this violation to the Fining Committee for the action, John and Angie would have a personal discussion with the Grimes to see if a resolution to the violations could be had prior to instituting the \$250.00/day fine as explained in both violation letters.

Approved, 4-0

A motion was made by Bruce to discuss the recommendations of our Attorney on placing wild animal warnings around the ponds.

2nd by John

Approved, 4-0

Discussion: The Board had asked our Attorney if we were required to make residents aware of the natural occurring animals that are in the surrounding areas of the community. Our Attorney indicated that the Board did not have any responsibility to advise homeowners about the existence of animals in the community, except in the case of a known, continual threat. Not having this condition, it was decided to forgo any warning signs.

Approved, 4-0

A brief discussion was had on the existence of wild hogs living in the preserve and at times, rutting up some homeowner's lawns. It was determined that the hog problem is an individual homeowner's issue, and not the Boards. The hog trapper that currently has had a trap on the property, has notified us that he will be removing the trap, as he has not captured any hogs in the months that it has been in place. The best advice the Board can offer the homeowners is that they should do everything possible to eliminate the food that the hogs are trying to locate.

A brief discussion was had on the possibility of exploring contracting Westfall's for the fertilizing and weed control of the islands. Based on Westfall's quote, it was determined that the quote, as presented was too expensive, and no further discussion or action was required.

John made a motion to adjourn the meeting.

2nd by Doug

Approved, 4-0

The meeting was adjourned at 8:00 P.M.