

# CREEKSIDE PRESERVE HOMEOWNERS ASSOCIATION, INC.

*A Corporation Not-for-Profit*

## MINUTES OF THE BOARD OF DIRECTORS MEETING July 30, 2019

A Board of Directors meeting was held at Parish United Methodist Church.

The meeting was called to order by the President, Mr. Caffery at 7:00 p.m. A quorum was established with the following Board members present:

John Caffrey    Bruce Trautweiler    Bob Kaufman

Doug Shepherd from Lighthouse Property Management was also present.

**UNDER THE HEADING OF OLD BUSINESS**, on matters related to the irrigation system, upon motion by Mr. Caffrey, and seconded by Mr. Kaufman, it was,

**RESOLUTION 19-01:** We motion, to approve American Irrigation's proposal #801164 to supply and install a variable speed pump with a 6-yr. warranty, for \$9155.89. Motion carried.

Speeding remains a big problem. The attorney recommends posting speed limit signs and fining habitual speeders. Although enforcement is important, changing behavior is the goal. Cars must be confined to driveways as much as possible and residents should be reminded repeatedly of this requirement. Speed bumps are an option, but they present a liability problem.

On matters related to speeding, upon motion by Mr. Trautman, and seconded by Mr. Caffery, it was,

**RESOLUTION 19-02:** We motion, to purchase 15 MPH signs and install them on the street sign posts. Motion carried.

A discussion was held regarding installing 4 security cameras at the entrance to identify those who hit the gates and then bill them the cost to repair the damage. The association is going to maintain the gates in their current condition and not spend money to upgrade them. The gates operate 24/7 so they are prone to maintenance problems. The walking gate is not locked.

The Board currently has a vacancy on the board. Only 5 owners are serving on various committees and more volunteers are needed.

Two competing websites exist, one for association business and one on Facebook. This is both confusing and counterproductive. A dialogue section on the association's website to discuss association issues is needed.

A request was made that more than the required 48-hour notice of meetings be posted on the official website but not on Facebook. The next meeting is on October 14, 2019 to approve the association's budget.

Hogs have returned and the association has hired a trapper catch some of them. Unfortunately, none have been caught so far. The terms of the new contract will be for the contractor to trap the hogs on an inexpensive basis, perhaps by the month. Although the association is negotiating a contract to catch the hogs in the preserve area, it is ultimately owner's responsibility to trap and remove the ones that come onto a homeowner's property.

Some homes have developed stucco cracks in the exterior walls and need to be caulked and painted. Those in need of immediate attention will be notified by the association.

**UNDER THE HEADING OF ADJOURNMENT**, there being no further business to discuss, the meeting adjourned at 8:49 p.m.

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Douglas C. Shepherd, CAM  
Assistant Secretary