

CREEKSIDE PRESERVE HOA, INC.  
HOA MEETING AGENDA

Date: February 2nd, 2023  
Time: 7:00 p.m.  
Knight Household

OLD BUSINESS

- 1) Call meeting to order
- 2) Establish a quorum – Kayla, Janet, Angie, Ken and Chris
- 3) Election discussion
- 4) Landscaping. *Responsible Party: Janet*
  - a. \$2,500, islands, monuments, mulch and weeding and remove old mulch
  - b. Dumping in preserve and cut back to preserve signs
- 5) Fining Review Updates & Guidance to Declarations. *Responsible Party: Chris*
  - a. Cases:
    - i. Auto Repair Declaration – *letters should be sent at direction of Covenants committee.*
    - ii. Trash cans (grandfathered) – *nada. letters should be sent at direction of Covenants committee.*
    - iii. 4110 91<sup>st</sup> – *letters should be sent at direction of Covenants committee*
    - iv. 3828 91<sup>st</sup> *Responsible party - Janet/Angie to follow up and see what the story is on the billing*
  - b. **Board asks just consistent guidance and reference to declarations when fining**
    - i. Day 1, 15 day courtesy: make reference to fine day 31, 30 days from day 1 certified with fine being implemented, 30 days from then (to attorney). So - 15, 30, 60 from day 1.
  - c. *Chris to speak with Dayna and Brittany on process.*
    - i. *CC board. "appeal" not "hearing"*
- 6) Creekside Commons update
  - a. 301 – tree 10"? and "dead" – Joseph / Denise *Responsible Party: Chris*
  - b. Backside of property – irrigation and letter to Benderson and County confirming our understanding of the project - *Responsible Party: Chris*
- 7) Monument repair – WIP hopefully next week. *Responsible Party: Chris*
- 8) Attorney
- 9) Basketball court – anything else need to be done. Invoice hasn't been received, and we may not. Angie to find photos of post project where water pooling.
- 10) Golf Cart Reckless driving (??? *Who are the parents – Chris will talk to them ???*)
- 11) Playground repairs. *Responsible Party: Ken (from Chris)*
- 12) Pedestrian gates. Mark McKelvey is working on it. *Responsible Party: Chris*
- 13) More lighting Islands front (Todd R.). *Responsible Party: Ken*
- 14) Website. Newsletter.
- 15) ARC
- 16) Roads:
  - a. Paving project (Paul, Ken and Angie) – determined where core samples need to be. Pursue legal action if necessary.
  - b. Patchwork in front of 9037 39th 4 ft off curb, 5 feet from patchwork
  - c. 3907 91st ave East left of driveway

- d. 8860 39th left of driveway 7 foot from curb
- e. 40th ct - left side of cul-de-sac- 6 feet from curb point at white fence -
- f. 8908 39th - right corner of house 6 ft from curb
- g. Front of 4011. In the low spot
- h. Pending questions:
  - i. What is contract is obviously violated (core samples etc)?
  - ii. What is contract is believed to be violated?
- i. Update: Angie to follow up with Paul about engineering core samples.*
- 17) U-Turns at front entrance. *Responsible Party: Ken*
  - a. Safety brought up at planning committee a must. Ken.
- 18) Spirit committee update
  - a. Diane A. awesome!
- 19) Other community discussion
  - a. Safety concerns.

#### NEW BUSINESS

- 1) Safety Presentation Officer Clark (assessment and virtual presentation?)
- 2) Other community discussion
  - a. Treasure report for each meeting?
- 3) Adjournment.