

CREEKSIDE PRESERVE HOA, INC.  
HOA MEETING

Date: November 3rd, 2022  
Time: 7:00 p.m.

OLD BUSINESS

- 1) Call meeting to order.
- 2) Establish a quorum. Yes.
- 3) Board position adjustments.
  - a. Resignation Requests. Process will be to do a paper vote to protect voters identity. We will be doing this according to Roberts Rules. Motion made, 2<sup>nd</sup> is entertained, there will be discussion and a vote will be taken. Tonight we will execute the vote at the same time to help volunteers. There will be two non-voting individuals counting the votes and presenting either a “passes /YES ” or “failed/NO” requiring majority vote. PLEASE NO SPECIFIC COUNT TO BE WRITTEN ON ENVELOPE OR SHARED. A vote for resignation request can be honored or not by the board member. Unless a full resignation is offered by the board member they are still a board member, according to our declarations, unless the board specifically demands an actual disqual which can be done with or without cause according the Article VIII Section 3. “Resignation and Removal. Any officer may be removed by the Board with or without cause. A resignation of any officer need not be accepted to be effective. Vacancies are filled by Board appointment.” **That is not what this is.** If a resignation is requested but not tendered by the recipient, the board could request the removal and delegation of all board activities and authority by that non-compliant board member with the exception of voting on board business. If that proves to be problematic or not executable, then a special meeting can be called to make it official.
  - b. (VOTE #1) Motion to request Chris’s resignation. Motion made: Chris. 2<sup>nd</sup> by Janet .
    - i. Discussion.
    - ii. Motion result: No
    - iii. Additional motion? None
  - c. (VOTE #2) Motion to request Kayla’s resignation. Motion made: Chris. 2<sup>nd</sup> by Ken .
    - i. Discussion
    - ii. Motion result: Yes
    - iii. Additional motion? None.
  - d. Other resignations to be considered?
- 4) Budget meeting
  - a. Reviewed budget with board in detail – thank you Angie!!!!!!
  - b. Ken motion to approve budget. Janet 2<sup>nd</sup>. Motion passes.
- 5) Landscaping Bids
  - a. Steve Morgan’s bid.
    - i. Discussion
      1. The biggest concerns are not having direct experience running a landscaping business. No proven track record of performance.
      2. “He doesn’t even have equipment” “What happens when the mower is down? (parts)” “Not big enough to get the job done”

3. Risk in going with Steve's is IF he can't keep up and we've fired our current contractor, we WILL NOT be getting the "good" price we have now with our current vendor.
    4. With Tito, we are given a "good" product for the "very good price" (Tito is 20-30% less than anyone else out there of similar service.
  - b. Motion to approve Tito's contract for yearly maintenance and tree trimming – Ken. 2<sup>nd</sup> Angie. Motion passes.
- 6) Fining Review Committee Discussion. Email Angie link
- 7) Creekside Commons update
- 8) Attorney
  - a. Chris will take back all attorney communication
  - b. Chris to get 2/3 fired up per Telese (CC) – date for vote?
  - c. "Pre-suit mediation" – Chris to ask about status of this.
- 9) Basketball court redo - Chris
- 10) Website. Newsletter. Nothing at this time.
- 11) ARC – color link
- 12) Paving project – where do we go from here?
  - a. Angie and Ken to get meeting with Paul – after 13th
- 13) Spirit committee update - Diane calendar.
- 14) Other community discussion.
  - a. Lighthouse new rep
  - b. Shock absorbing wheels
  - c. Playground equipment – Amazing
  - d. Basketball work – Chris.
  - e. Tito cut three feet on side – Janet.
  - f. Tito contact awarded – Janet
  - g. Chris will bullet point to Titos contract
  - h. Contract amend to be added for Lighthouse Contract (Nov 14<sup>th</sup>) "July 1 – there will be a CSP review where termination is permitted."

#### NEW BUSINESS

- 15) Other community discussion
- 16) Adjournment.

Motion to close meeting Chris, 2<sup>nd</sup> Ken. Motion passes.