

CREEKSIDE PRESERVE HOA, INC.
HOA MEETING AGENDA

Date: February 23rd, 2023
Time: 7:00 p.m.
Hall Household

OLD BUSINESS

- 1) Call meeting to order
- 2) Establish a quorum
- 3) Election of board
 - a. Reset
 - b. Board positions:
 - i. President. The President: (i) is entitled to preside at all meetings of the Board and the Membership; (ii) sees that orders and resolution of the Board are carried out; and (ii) signs all leases, mortgages, deeds, and other written instruments and, co-signs checks and promissory notes.
 - ii. Vice President. The Vice President shall act in place of the President if the President is absent, unable or refuses to act.
 - iii. Secretary. The Secretary: (i) records the votes and keeps the minutes of all meetings and proceedings of the Board and the Members; (ii) keeps the corporate seal of this Association and affixes it on all instruments requiring it; (iii) gives notice of all meetings of the Board and Membership; and (iv) keeps the Membership Record as provided in Article VII, Section 3, of these By-Laws.
 - iv. Treasurer. The Treasurer: (i) causes the receipt and deposit into appropriate bank accounts of all Association monies and disburses such funds as directed by the Board; (ii) signs all checks and promissory notes of this Association; (iii) keeps proper books of account; (iv) with the assistance of the Board, prepares an annual budget and a statement of income and expense for presentation to the membership at its annual meeting; and (v) reports to the Association on a quarterly basis as to the financial status of the Association. Any officer additionally may exercise such other powers, and discharge such other duties, as the Board from time to time may require or permit.
 - v. Director. TBD
 - c. Discussion
 - d. Motion to the following board office positions Ken____, seconded by __Chris____.
Motion passes.
 - i. As President – Angie Hall
 - ii. As VP – Ken Knight
 - iii. As Secretary – Kayla Weston
 - iv. As Treasurer – Chris Bernard
 - v. As Director – Steve Morgan
- 4) Treasure report
 - a. Juste – financial \$6,528. Chris B.
 - b. Rachel – reimbursement. Chris B.
- 5) Landscaping – Tito
 - a. Removal of all mulch?
- 6) Fining Review Updates & Guidance to Declarations.

- a. Fining Process
 - i. Consistent guidance and reference to declarations when fining
 - ii. 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.
 - b. Cases:
 - i. Auto Repair Declaration
 - ii. Trash cans – Chris to handle with Pat
 - iii. AC/Pool exterior? Chris to look into. Grandfathered?
 - iv. Exterior AC window units – No.
 - v. 4110 91st – previous
 - vi. 3828 91st – previous
 - vii. Grimes – front and back (address / pressure washed)
 - viii. Others?
- 7) Creekside Commons update
- a. 301
 - b. Backside of property – essentially 2/3 weeks – 10 going to 12 trees, fast growing, hedge extended, 6ft privacy fence all along Benderson’s property.
- 8) Monument repair
- a. \$250 – Chris Bernard to stay on them.
- 9) Attorney
- 10) Basketball court
- 11) Golf Cart Reckless driving -
- 12) Playground repairs.
- a. Rust
 - b. Slide
 - c. Fence
 - d. Lighting
- 13) Pedestrian gates
- 14) Website
- a. All tickets to everyone
 - b. Support tickets for each meeting – Chris
 - c. Color
 - d. Keyfobs
- 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. Drainage near front islands

- j. Sealcoating
- 17) U-Turns at front entrance
- 18) Spirit committee update
- 19) Safety concerns.
 - a. Safety Presentation Officer Clark (assessment and virtual presentation)
 - b. Others?
- 20) Other community discussion

NEW BUSINESS

- 1) Street signs faded
- 2) Other community discussion
- 3) Reserve study – New Business – Chris

Motion to close , 2nd . Motion