

# CREEKSIDE HOMEOWNERS ASSOCIATION

## ANNUAL MEETING NOTICE AND ELECTION OF DIRECTORS

**DATE/TIME:** February 16, 2021 at 6:00 PM

**LOCATION:** East Lake Woodlands Country Club

### AGENDA

~ **CALL TO ORDER:** 6:02 PM by President Jeff Hunt

~ **PROOF OF NOTICE OF THE MEETING:** Beverly mailed out and signs were up prior to the meeting

~ **IN ATTENDANCE:** Jeff Hunt, Pam Brown, Charlie Smith, Susan Davis, Beverly Neubecker, Wilson Badillo, and Caty Self

~ **CERTIFYING OF PROXIES & ESTABLISH QUORUM:** 10 homeowners represented with proxies

~ **READ OR WAIVE MINUTES OF LAST MEMBERS' MEETING:** Minutes were included in the packet received prior to the meeting. We will waive the reading of the minutes. Motion by Pam Brown, Seconded by Jeff Hunt ... All in favor

~ **PRESIDENTS REPORT:** Jeff reported due to the pandemic we were only able to get 3 of the five meetings in from this past year. At the last regular meeting Jeff reported that we did finish the hedges and the big job of trimming the trees along the parkway.

Regarding the entrance walls ( which are 25 years old) Three members of the board met with the contractor that painted the walls, and an expert in correcting the damage from water over the years. We received information concerning fixing the walls so bubbling will not occur once again. We also need to continue with the plan to do the mulching along the entrances. The entrance walls, \$6850 and the mulch,~ \$1200 will be the big items to complete this year concerning the budget allowed for 2021.

Jeff proposed emailing all home owners the HOA guidelines so that they would know what is expected since some seem to have not been privy to the information.

**DRAINAGE ISSUE:** The system is still broken and this is something that we need to keep thinking about in the coming year.

**DELINQUENCIES:** One homeowner has been delinquent repeatedly regarding dues and this will be followed through with.

**LOOKING TOWARDS 2022:** Trees, entrance, and the roads have been taken care of for the next two to three years. Now we have the opportunity to discuss other things that have been considered over the years.

- ~ We need to update our language regarding Rentals in our documents
- ~ We need to update our language regarding Solar Panels and other changes as such.

~ **TREASURER REPORT:** Treasurer David Ciraulo was not in attendance. We discussed the trash budget and Beverly will look into the monthly charges.

~ **COMMITTEE REPORTS:** We are in the process of looking towards forming some committees within our community regarding architectural and other issues.

~ One community member expressed that there is a dump container on one driveway. It was agreed upon to mail a letter to the homeowner immediately, giving 48 hours for the removal of the container.

### ~ **ELECTION OF NEW DIRECTORS**

~ **Call for Candidate Nominations from the Floor:** There were no nominations from the floor

~ **Introduction of Candidates:** The existing board shall remain for the coming year; 2021. Candidates have read and agree to abide by the Association Documents.  
NOMINATIONS CLOSED

~ **Casting of Ballot: All previous board members will continue to serve.**  
**These include:** President, Jeff Hunt, Vice-President, Pam Brown, Treasurer, David Ciraulo, Secretary, Susan Davis and Charlie Smith

**~ NEW BUSINESS**

**~Announcement of Seating of New Board**

**~ ADJOURNMENT: Meeting adjourned 6:55 PM**

## **Organizational Meeting Minutes**

**Called to order: 6:55 PM**

**Appoint Chairperson of the Meeting:** Beverly Neubecker

**Appoint Officer Positions:** By proclamation, the board will remain in the same positions. First: Pam Brown Second: Charlie Smith, All in Favor.

**Adjournment: 6:58 PM**