

# CREEKSIDE HOMEOWNERS ASSOCIATION BOD MEETING

**DATE & LOCATION:** Tuesday June 7th, 2022 , 6:00 PM at 1720 Bayhill Drive

**IN ATTENDANCE:** President; Wendy Orange, Vice-President; Teri Harrison,  
Treasurer: David Ciraulo and Secretary: Susan Davis

Wilson Badillo, Dianne Densmore, Paul Self and Brenda Holmes

## AGENDA

1. **Called to order:**The meeting was called to order at 6:04 PM by President Wendy Orange.
2. There was Proof of Notice of the meeting.
3. Quorum was met
4. The minutes were reviewed and accepted. Motion was made by Wendy Orange, Second, Teri Harrison.
5. The President had no report. The financials were compiled and received from Ameritech and accepted.
6. **MANAGER REPORT:** Keith Phillips introduced our new manager, Keith Macmenomay to the board and community members in attendance.
  - ~ The financials will be updated by July 10, 2022
  - ~ Collection issues were reported via spreadsheet. Those in arrears are sent notice at 30-60 and 90 days. It was discussed after 90 days to have the attorney reach out for collection. The homeowner would be responsible for all fees. All were in favor.
  - ~ The lighting issue will be corrected by Green Haven II at their expense.
  - ~ Keith will contact Mugrow regarding the weed issue along the parkway and along and behind both entrance walls.
  - ~ President Wendy Orange requested copies to the board of all violation letters.

- ~ VIOLATION LETTERS: Concern was expressed regarding front yard fencing. Board members will reach out to violators and letters will be sent if owner does not comply.
- ~ There was discussion to review our by-laws regarding rental properties. This would involve an amendment to our by-laws. Keith Phillips informed us that a 75% community member vote would be required if we changed our by-laws.

## 7. **NEW BUSINESS**

- ~ BY-LAWS COMMITTEE: From previous discussion regarding review of our By-Laws, it was decided to form a *By-Laws Committee*. Those present: Wendy Orange, Brenda Holmes, Paul Self and (un-present) Pam Brown have agreed to serve on this committee. A motion was made by Wendy Orange, Second; Susan Davis. Wendy will follow through for the next board meeting.
- ~ COMPLIANCE COMMITTEE: A Compliance Committee made up of three non-board members. We will work on putting this committee together prior to the next board meeting. A motion was made by Wendy Orange to table this issue to give board members time to identify potential committee members. Second; Teri Harrison.
- ~ There was a lengthy discussion regarding backyard fencing within the community. President Wendy Orange reported on the rules regarding fencing and we will address the issue to find any variance documents that had been approved in past years and look at the Architectural Guidelines. We decided to table the fence discussion until more information is discovered. A motion was made by Wendy Orange, Second; Susan Davis

8. **OLD BUSINESS:** As discussed in the Manager Report, Keith will look into additional bids for landscape and weed issues along the parkway.

## 9. **OWNERS CONCERNS AND COMMENTS**

- ~ Wilson Badillo shared that owners should be aware of our web-site to look over our rules and architectural guidelines. Dianne Densmore suggested that we put together a community letter to inform our neighbors. (A community letter was initiated but there was limited response, only 17) This is something that we could move forward with in the future.

~ There was discussion about the cars left overnight on the street. In the past, this was monitored and cars were ticketed after three nights. No further discussion.

10. **ADJOURNMENT:** Meeting was adjourned 7:26 PM Motion made by Wendy Orange, Second; Brenda

### **ADDITIONAL INFORMATION**

Next meeting September 13, 2022 at the residence of Wendy Orange, 6:00 PM

Next Walk-Thru- David Ciraulo, Tuesday June 14, 2014

July Walk-Thru- Rafael Castillo TBA