

Meeting of the Board of Directors  
Creek Meadows Owners Association

Offices of Beal Properties

January 5, 2023

**Members Present:**

Summer Burns, President  
Jeffrey Day, Vice President  
Jon Bova, Treasurer  
Elizabeth Earle, Secretary  
Ronnie Keys, Director  
Parker Long, Director

**Others Present:**

Lara Lewis, Assistant Director Beal Properties

1. Call to order – Summer Burns called the meeting to order at 6:01 pm
2. Review / Approve Previous Meeting Minutes – The previous minutes were approved via email on November 15
3. Financial Report – Treasurer: 2022 4<sup>th</sup> Quarter Financial Report
  - a. Cash \$176,026.
  - b. Reserve \$57,370
  - c. Income \$420,605
  - d. Expenditures \$414,168
  - e. Budget \$418,485
  - f. Repairs \$21,000
  - g. Special projects \$38,000
  - h. Surplus \$7700.
4. Management Reports – Beal Properties
  - a. Dues/Delinquency Status – delinquency report, \$320,901 outstanding to the HOA, including 2023 dues. The delinquency report is less than \$1000. There are 13. 5 have been turned over to an attorney for collections. The remainder are a year behind. We will send a 45-day notice to them for delinquent balances, and then turn them over to collections. There is a \$150 charge to turn them over, which is the homeowner’s responsibility, but in the interim, the HOA has to cover it.
  - b. Violation Report – 11 violations. No violations for yard maintenance because everyone’s yard is a mess due to weather. Violations are mostly for trash cans left out front or piles of trash. Will look at homes that need painting in the spring. Looking to see if the ones notified last year completed the requested work.
  - c. Property and Project Updates - 897 lots. 27 owned by builders, 49 developer-owned, 101 rentals, 720 owner-occupied.
5. Committee Reports:

- a. Landscape Committee
  - i. Some trees died in the past year from drought and lightning. Talked with a company to remove trees, and got bids from Landmark to replace trees. 45-gallon/60-gallon tree options. \$1200 to remove trees, and \$6200 or \$10,000 for new trees. Trees can't be left dead. Timing is of the essence – should happen in spring before it gets too hot. Tree discussion will be ongoing.
  - ii. Received bid from Landmark to clean out the ditch near Victoria by the Stylecraft addition – \$2200 one-time fee to clean out. Motion to clean out ditch by Style Craft. Motion passes.
  - iii. Other ditch on Royder doesn't drain, full of mud. \$11,000 bid to fix this. Planned to start in November, but it rained again.
- b. ACC – reviewed 8 applications – 5 approved, 3 pending. Solar panel, patio enclosure, etc.
- c. Social Committee
  - i. Summer going to find people for social committee
- d. Unfinished Business
  - i. Developer repairs to irrigation along creed meadows– they are not responding. They are saying there was no irrigation there, but there was. We have a map of what was there. Either we pursue it legally or fix it, send them the bill, and see what happens. We need an answer on the pump then we can see what is working in that section.
  - ii. Villages at CM – CM used to own the Villages. Developer turned it over to homeowners, removed that land, and let them manage it. But didn't take the land around the villages out of our plat. We don't maintain it, but we are responsible if someone gets injured. We are trying to re-plate it so we have the entrance but not the land around the villages. We would have to pay for a survey, which is 8-10k and pay fees to have it re-platted. They would also have to accept it. The easy solution is to give them the land, including the medium and the entry. Developer still owns the villages. We can get a bid from a surveyor. OR we can do nothing and keep paying the insurance for it.
  - iii. Hoop Pros Insurance claim for CM pool deck and replaster – we have a new adjustor who is proactive. Hopefully, we will get a response in the next ten days. It would take 7-10 days to replaster the pool. We need to get it done. the deck would have to be retaped. The issue with the deck is the joints. We can wait the 2 weeks and see what they say they will pay. If they are going to pay, it's worth it to redo. In about two years will have to replaster the Estates pool. Lara will update.
  - iv. Basketball/slide on CM side. Slide is done. Basketball goals are the next project. Will be painted, new braces, new nets.
  - v. Irrigation pump – already talked about enclosing that and fencing it in or maybe a small shed type of enclosure is a possibility. Even though there is a lock on it, the hinges at the top are broken, so people can get in.
  - vi. On the street side of the park at CM, water is getting under the foam, forming a hole. We will need to take it out and replace that section.

- vii. Summer wants to start a newsletter that will be distributed through email to let homeowners know what is going on around the neighborhood.
- viii. Kids being picked up in CM – the only option now is off-duty police officer. \$50 per hour for CSPD. They can write tickets for trespassing and for parking in no parking zones. Motion to allocate 5 days of 2-hour shifts for CSPD to monitor Creek Meadows park. Motion passes.

6. Meeting adjourned 6:57