

Meeting of the Board of Directors
Creek Meadows Owners Association
Offices of Beal Properties

October 13, 2022 (Approved 11/15/2022)

Members Present:

Parker Long, President
Nancy Mader, Vice President
Amy Gregory, Secretary – **Absent**
Jon Bova, Treasurer
Jacob Nikkel
Ron Bird

Others Present:

Lara Lewis, Assistant Director Beal Properties

Parker Long called the meeting to order at 6:00 p.m. on Thursday, October 13, 2022.

The July 7, 2022 minutes were approved via email on October 10, 2022. Nancy Mader motioned, Jacob Nikkel seconded. Vote as follows:

Parker Long – No response
Nancy Mader – Yes
Amy Gregory – No response
Jon Bova – Yes
Jacob Nikkel – Yes
Ron Bird - Yes

Nancy Mader read an email vote into the October 13, 2022 minutes:

On August 2, 2022 Jacob made an motion to enforce the permanent ban of a resident from the pools. Due to the sensitive nature of the subject, the names and details are being withheld. Jon Bova seconded the motion. All voted in favor and the motion passed unanimously.

Jon Bova gave the treasurer report for the 3rd quarter by stating that we have received \$418,967.34 as of September 30, 2022 which is a little over 100% of our expected income of \$418,500.00. Total expenses as of September 30, 2022 was \$298,228.00. \$10,000.00 has been moved to the reserve account.

Lara Lewis presented the management report. She stated that as of October 13, 2022, there were a total of \$24,656.58 in delinquency status. There are currently 16 accounts with unpaid 2022 dues.

Lara stated that there are currently 58 developer lots, 22 builder lots in the association. She noted that there are 101 reported rentals.

The directors were given a copy of the violation report in the management packet. Owners are reminded that trash and items left on your driveway are a violation of the CCR's. Also, CITY ORDINANCE stipulates that bulk trash and trash cans may not be put on the curb more than 24 hours before collection time, and cans must be removed no more than 12 hours after collection.

ACC request included 5 submissions, all approved. Beal is revising the ACC Guidelines and should have a final copy ready by the end of the year.

Project Update/Unfinished Business:

The detention ponds at Backwater and Royder, and Greens Prairie and Royder have been mowed as much as can be done. More work will be required to remove large debris and level the ground. This is a necessity due to those being public drainage easements. Bids from H3 Construction were reviewed to continue clean up. \$4,850 for GP & Royder and \$6,375 for Royder & Backwater. Parker Long motioned to accept the bids. Jon Bova seconded. All voted in favor.

The playground slide at the CM park now has an expected ship date of 12/13/22.

Issue with park of the land surrounding the Villages still being in the HOA's name. Lara to review with attorney and get a price on options.

Still working with Oldham on irrigation repairs. They have been non-responsive. Lara to ask attorney about options.

Creek Meadows new well not able to run full-time. Landmark still doesn't have the controller connected. Lara stated that the well company gave a price to add a regulator to the new well, which would allow the pump to self cycle, turning on and off on it's own, allowing us to keep it running 24/7. It is scheduled to be put on the next time the well company is in College Station.

Beal is attempting to get bids to fence in the wells, irrigation pump and the breaker box, to stop vandalism. Issue is the transformer. BTU will not allow it to be fenced in. May have to look at other options. Metal fence was discussed, but layout not clear.

Creek Meadows pool insurance claim status is still pending. No response from the insurance company, despite many attempts by Beal to follow up. Board suggested contacting attorney to see what it would cost to have a demand letter sent. There are guidelines about time frame for response, but not sure if it can be legally enforced. The directors discussed again the options of lawsuit charges verses the total amount of repairs. More information is still needed before a decision can be reached. Lara will reach out to the attorney, and the insurance company again. The Board may call a Special Meeting to discuss once they have more information.

Trophy Fisheries service frequency was increased and has been proving to be effective. Pond dying was stopped earlier this month. That saves the HOA approximately \$400 per month.

There was a discussion among the Board and Beal about concerns with current landscaper, Landmark. Before the contract is renewed for another year, Parker and Lara will meet with Landmark to go over the list of concerns and get assurances that these issues will be handled better going forward.

New Business

The 2023 budget was presented by Jon Bova. Discussion was open. Parker Long motioned to accept the budget, Ron Bird seconded. All voted in favor. Budget passed. Dues for 2023 will be \$500.00.

Meeting adjourned at 7:35pm.

Minutes prepared by : Lara Lewis, Beal Properties