

Creek Meadows Owners Association
Minutes of the Directors Meeting January 19th, 2021

Members in Attendance:

Parker Long - President
Nancy Mader - Vice President
Johnathan Bova - Treasurer
Jennifer York - Secretary
Jacob Nikkel – Architectural committee
Ron Bird - Landscape Committee – *Arrived at 6:20 pm*

Others in Attendance:

Toni Meyers – Management Company, Beal Property

Lara Lewis – Property Services Coordinator

Nancy called the meeting to order at 6:00 pm on Tuesday January 19th, 2021. The meeting was held in person for board members at the Beal Property office and online for community members. There were approximately 9 residents in attendance.

Review and Accept Minutes:

The meeting on October 20th, 2020 minutes had already been accepted and approved prior to this director meeting.

Treasurer's report:

Nancy turned the meeting over to Jon for the treasurers' report. All members were given a copy of the report. Jon began stating the report was for last year dated through December 31st, 2020. He noted that at year-end we took in \$5,000 less income than budgeted, but spent \$9,000 less than budgeted.

Management report:

Jon turned the meeting over to Toni to present the management reports. All directors were given a copy of the management report at the start of the meeting.

Delinquency report: Toni explained that as of 12/31/2020 there are currently 10 homeowners past due for a total of \$10,616.57 which include late fees and interest. This is down \$15,000 from this time last year. Management will continue the collection process on the overdue accounts. The total amount collected in dues so far for 2021 is \$170,421.81.

Property Status: Toni stated that there are 897 lots total. The developer has sold 95 to builders. Currently, there are 26 builder lots, 40 rentals (that have been reported) and 736 owner-occupied residential lots.

Violation Report: Toni stated that currently they are driving the property every other Tuesday. She stated there are currently 22 active violations, mostly trash cans and minor yard maintenance.

Committee Reports:

Toni stated that Beal Properties did not receive any committee reports for this meeting.

- **ACC committee** - Toni stated at year end last year there was approval for 3 sheds, 1 front door painting, 1 greenhouse, 1 pergola, and 1 screened patio.
- **Social Committee** – This item will be revisited after the pandemic and local social distancing requirements.
- **Landscape Committee** – Toni turned the meeting over to Ron Bird to discuss the landscape committee. Erosion and deterioration around the pools at both the Creek Meadows and Estates at Creek Meadows was discussed.

Requests for estimates from vendors and local contacts are needed.

Discussion of the erosion located along property lines of 2 homes in the Estates at Creek Meadows. Lara mentioned that this will need a formal survey.

No formal estimates have been given. Request to get estimates are needed.

Ron stated that the ditches along the area where the road widening was completed needs to be cleaned out. Toni stated they would look into this area and talk with the city to have it cleaned out.

Unfinished Business:

Irrigation update: Toni discussed that the irrigation system had 9 major breaks in the lines, which was not allowing it to work properly. These repairs have been made to these areas.

Well Update: Toni discussed previous vendor that was supposed to provide estimates for the well pump repairs. She mentioned that Mr. Siegert, a person who was reportedly going to repair the well, has since been unresponsive and non-communicative.

Mrs. Lewis reached out to Ballard Water Wells in Willis in regards to getting an estimate for repairs on the well. In December, they provided a quote over the phone of \$1,100.00 for them to come out and survey the well to determine the best course of action.

Two options were proposed. Option one is to have the estimate done to see if the well is even able to be repaired, or go to wellborn water to have meters added to the area.

Jon made a motion to move forward with the estimate. Parker seconded the motion. All were in favor and the motion passed.

Monument Lighting:

Creek Meadows: Toni discussed that there are still issues with the electrical lines for the right side sign. It appears there are several cuts in the underground lines. The electrician that was sent out to repair these, attempted to pull all cut lines into one junction box with hopes it would correct the issue, however this does not repair the issue. The new plan is to abandon the current lines and run new ones from the back of the left sign, through the sleeve under the road, to the right side. The work is able to be completed next week and the cost is \$500.00.

Nancy Mader made a motion approving the cost. Jon Bova seconded the motion. All were in favor and the motion passed.

Estates at Creek Meadows: Toni stated that the low volt lines will be repaired next week, so the left sign will work. It was noted that the low volt lines will run enough power to light the flood light, but will not be enough power to run Christmas lights along the signage during the holiday season. The electrician is meeting next week to see if it is possible to install a pedestal and a meter for a 120/240 power volt, which is needed to run the lights. If possible, the electrician will provide the estimated cost for this service.

New Business:

Pool Reopening 2021: Toni stated that we need to set a date for the pool reopening this year. Discussion of a May 1st, 2021 date was proposed.

Jon Bova made a motion to set the date for May 1st, 2021. Nancy seconded the motion. All were in favor and the motion passed.

Big Event: Toni asked the board if we are interested in being a part of the TAMU Big event this year. Discussion of the possible tasks the students could do, one being moving dirt to help with the erosion issues discussed earlier. Also, discussion of cleaning out the culverts on the Estates of Creek Meadows side was discussed. For now, there is no official date set for the event or when our request would need to be submitted.

Pet Waste Stations: A resident emailed a request to Toni to have pet waste stations added around the community installed. The board discussed the cost to maintain these stations along with proper location and quantity. Since this would fall on the landscape committee, it was decided to table this item for a later date, to allow us to deal with the major erosion issue first.

Adjournment:

Nancy made a motion to adjourn the meeting. Jon seconded the motion. All were in favor and the motion passed. Meeting was adjourned at 6:48 pm.