

Creek Meadows Owners Association
Minutes of the Directors Meeting Friday, July 28th, 2020

Members in Attendance:

Bryan McMurray - President
Nancy Mader - Vice President
Lara Lewis -Treasurer
Resty Villegas – Architectural Compliance Committee
Cheryl Calame – Landscape Improvement Committee

Others in Attendance:

Toni Meyers – Management Company, Beal Property

Bryan called the meeting to order at 6:07 pm on Friday, July 28th, 2020. The meeting was held through Zoom and there were approximately 8 residents in attendance.

Appointment of New Board Member

Bryan began by thanking the 4 people that applied for the open board position. Resty made a motion to appoint Ratnakar Merugureddy to fill the open position on the Creek Meadows Homeowner’s Association Board of Directors. Lara seconded the motion. All were in favor and the motion passed unanimously. Ratnakar’s term expires on December 31, 2020.

Review and Acceptance of Minutes

Bryan asked if there were any questions or comments concerning the June 19, 2020 minutes. Hearing none, Lara made a motion to approve the minutes. Resty seconded the motion. All were in favor and the motion passed unanimously.

Treasurer’s Report

Bryan turned the meeting over to Lara for the treasurer’s report. All members were given a copy of the report by email. Lara began by stating that the report was for January through June, 2020. She noted that the financials would also be posted on the website. Lara stated that the maintenance on the fountain in the Estates would put us slightly over budget as well as the play mat repair ran over a small amount.

There was discussion on the pools concerning the extra cleaning expense and as well as the date to close the pools in the fall. Bryan recommended that the pools remain open through the end of September. Nancy made a motion to close the pools on September 28, 2020. Resty seconded the motion. All were in favor and the motion passed unanimously. Toni will notify the cleaning crews of the closing date.

Bryan asked if there were any more questions for Lara concerning the treasurer’s report. There was none.

Management Reports

Bryan turned the meeting over to Toni to present the management reports. All directors were given a copy of the management report by email. She began with the delinquency report by stating that as of July 28, 2020, there were 18 past due homeowners for a total owing of \$14,376.46 which included late

fees and interest. The management company will continue the collection process on the 18 overdue accounts. Total amount collected in dues so far for 2020 was \$384,892.86.

Property Status

Toni stated that the developer has sold all of his lots to builders. Creek Meadows currently has 802 lots which is composed of 30 builder lots, 25 reported renter occupied lots and 747 owner occupied lots. There will be another 95 lots added with the new development that is about to begin.

There was discussion on how to keep track of which properties are rentals and which are home occupied.

Violation Report

Toni stated that there are approximately 67 active violations. Resty asked about violations for blocking the streets. Toni explained that the sidewalks and streets in Creek Meadows are owned by the city of College Station therefore the city can only issue violations if residents are illegally parked. Residents can call the police department or email SeeClickFix.com.

Committee Reports

Toni stated that she had received a committee report for the Landscape Committee and recapped that report to the board. There was discussion on the median on Clear Meadow Creek. The contractor is to submit pictures of the plan for fixing the median now that the road is complete. Toni will send out the pictures by email for board approval.

Landscaping at both Creek Meadow Blvd North entrances and at Timber Drive are scheduled for the middle of September. The Estates median project was on hold with the road construction. Plans are to have the landscaping on the median completed this year.

Resty asked if there was a start date on the Victoria road project to widen that road. There is not a start date at this time.

Nancy updated the board on a report from the attorney to send out absentee ballots for the upcoming election to be held in November.

Resty gave a report on the approvals given by the ACC.

Lara stated that social events were not planned at this time because of the ever-changing developments with COVID.

Finished Business

Bryan continued to the finished business and stated that all projects listed had been complete. They were the playground mat, bird netting, new pool furniture, deck seal and landscaping at pools and park.

Unfinished Business

Nancy asked if Toni could set the date with the painter to complete the painting project at the CM pool house now that we had a closing date decided. Lara stated that Toni would contact Freddy Rodriguez to get on his calendar.

Lara discussed with the board that Toni will issue work orders with vendors that has deadline dates stated. This will cut down on the amount of time Toni and Lara are spending in emails and calls with vendors to complete their jobs.

Bryan discussed the well pump. He stated that there has been delay getting the correct pump needed. It is now expected to be in during the first week in August.

Toni stated that she had been in contact with Oldham Goodwin concerning the PUE. She is waiting for requested information from Oldham Goodwin so the attorney can finish up the document. Toni advised the board that there is no official assignment of control from the developer of Creek Meadows Partners to Creek Meadows Homeowner's Association to bring the new lots into the association. Bryan stated that he wants the board to review the contract and vote by email before he signs the document. Toni will let Bryan know when the document is ready.

Toni reviewed the drainage on the Estates side concerning High Creek and Lodge Creek. All the backyards on High Creek and Lodge Creek are constantly wet. On some of the lots, the drains were covered up by either developer or builders. Lara and Toni are writing a letter to the homeowners of these lots, explaining the known circumstances. It is the homeowner's responsibility to fix the drains that are in their lots. Toni also volunteered to call each homeowner to help explain the issue.

Lara stated the irrigation pump needs to be replaced to have irrigation around the pool and ponds on CM side. Lara suggested that the board go ahead and let Ground Crew get the new pump and get it installed as soon as possible.

New Business

Lara stated that the lettering on the monument signs need to be repainted and she is waiting on a bid. Lara also updated the board on Christmas decorations. It has been difficult to come up with decorations that are affordable. Lara stated that she and Cheryl will start to work on this project and explore options. Bryan stated to add this topic to the upcoming newsletter, asking for volunteers to work with Lara and Cheryl.

Lara addressed the CM park water drinking fountain stating that it has been a constant issue to keep it running. Toni will get some bids to get the drinking fountain replaced.

Nancy addressed the board with the issue of horses being ridden in the common areas. The board asked Toni to get 2 signs made and posted that say No Trespassing/Residents Only. One will be posted at the duck pond and the other in the dry retention area at the Style Craft homes.

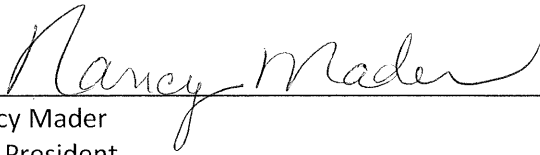
Ratnakar Merugureddy volunteered to serve as the Secretary of the Association for the remainder of the year.

November 13, 2020 is to be the annual meeting date. Because of the COVID restrictions, meeting places and number of people allowed to attend are uncertain. Toni will make inquiries.

Lara stated that all board members' term is up at the end of 2020. Anyone wanting to run will go through the application process and 6 members will be elected at the annual meeting.

The next Directors meeting will be held on October 20, 2020 at 6 pm.

Meeting Adjourned at 7:36 p.m.



Nancy Mader
Vice President