

**MINUTES • CREEK MEADOWS OWNERS ASSOCIATION • DIRECTORS MEETING**  
**Friday, June 19<sup>th</sup>, 2020 • Zoom Conference**

**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, Beals Property

Bryan called the meeting to order at 6:01 pm on Friday, June 20<sup>th</sup>, 2020. The meeting was held through Zoom and there were approximately 15 residents in attendance.

**Opening of the Pools**

Bryan began by stating that the purpose of the meeting was to decide if the pools were going to open and if so, how to do it safely. He thanked the homeowners in attendance and encouraged them to stay involved. He continued by summarizing the CDC Guidelines of June 3<sup>rd</sup>, 2020 concerning HOA pools. The guidelines included social distancing, operating at up to 50% of the normal operating limits, no groups larger than individual’s household or up to 10 who arrive together, clean and sanitize at least once a day and signage of hygiene practices.

Bryan continued by reading the current advice letter received from the HOA attorney. Where the original advice from the attorney was to not open the pools if not staffed, her opinion now is that the pools can be open without staffing as long as members using the pools have signed the new updated waiver.

After staffing discussion all members were in favor of not staffing the pools if opened.

Toni Meyers presented cleaning bids from 3 different companies that could clean the pool once a day.

The discussion turned to opening the pools and each member stated their opinion in doing so. Cheryl was concerned that because the COVID numbers in Brazos County are on the increase, it would not be safe to open. She also expressed concern that money to operate the pools would take away from landscape projects.

Lara expressed concern that where the liability risk is low, it is not zero percent and stated that it is too large a risk for 10% of homeowners to use the pool.

Nancy stated that all precautions have been taken by posting the new signage and the increased cleaning expense for daily cleanings was within reason.

Resty stated that the signs informed all swimmers that they swim at their own risk. He referenced the importance of members adhering to the COVID-19 medical guidelines. Lara stated that the new sign covered the CDC Guidelines. After all directors had stated their opinion on opening the pools, Nancy made a motion to open the pools, on Saturday, June 20<sup>th</sup>, 2020 at 10 am without staffing and with daily cleaning. Resty seconded the motion. A roll call vote was taken as follows:

Nancy Mader – Yes  
Cheryl Calame – No  
Resty Villages – Yes  
Lara Lewis – No

Bryan McMurray – Yes

The motion passed.

There was more discussion concerning the submitting of waivers. Toni stated that she will turn the FOBs on for all members who have signed and submitted their waiver, on Saturday prior to 10 a.m. She would also have the pool areas cleaned and power washed prior to opening.

Cheryl stated her concern on the bird issue at the CM pool. Toni stated that all trim work was complete to keep the birds out. Lara noted that the painting had not started and would now have to wait until the pool closes in September.

The allotted Zoom time ran out and all members signed in again at 6:37 p.m. Bryan stated the pool hours from previous years were closed on Monday's until 3:00 p.m. for cleaning, Tuesday-Sunday open from 6:00 a.m. – 9:00 p.m.

Bryan asked if there was any more pool discussion. Hearing none, he addressed the board director vacancy. Jaime Slade submitted her resignation on Saturday, June 13<sup>th</sup>, 2020. Bryan thanked Jaime for her years of service to the neighborhood. The by-laws of Creek Meadows Homeowners Association state that the remaining directors are to elect a successor to serve for the unexpired term.

Nancy asked Lara if her intent was to stay on the board since pools were opening. Lara stated that due to the fact that she is on record as voting no to pools opening and that her concerns have all been in writing, she is comfortable staying on the board.

Nancy will prepare an email to all homeowners of the association, notifying them of the vacancy on the board and requesting that anyone who would like to be considered for appointment, fill out and submit the application that is to be attached to the email. The appointment is scheduled for the July 28<sup>th</sup>, 2020 director's meeting. Time and place of the July 28<sup>th</sup> meeting will be announced at later date.

Bryan asked for a motion to adjourn the meeting. Lara made the motion to adjourn and Cheryl seconded the motion. All were in favor. The meeting was adjourned.

Meeting Adjourned at 7:01 p.m.

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Nancy Mader  
Vice President