**Creek Meadows Owners Association**

**Minutes of the Directors Meeting July 21, 2021**

**Members in Attendance:**

Parker Long - President

Nancy Mader - Vice President

Jonathan Bova - Treasurer

Jacob Nikkel – Architectural committee

Ron Bird - Landscape Committee (attended via speaker phone)

##### Absent:

Jenny York

**Others in Attendance:**

Lara Lewis – Property Services Coordinator, Beal Properties

Parker called the meeting to order at 6:00 pm on Tuesday July 20th, 2021. The meeting was held in person for board members at the Beal Property office and online for community members. 4 members were in attendance plus Ron Byrd by phone. 17 community members attended the meeting via zoom.

**Review and Accept Minutes:**

Approval of Minutes from April 20, 2021, Board of Directors Meeting

Email motions:

On April 25, 2021, Nancy made a motion to approve the minutes of April 20, 2021. Jacob seconded the motion. All were in favor and the motion passed unanimously.

Nancy read motions made by email since the April 20, 2021, meeting. On May 10, 2021, Nancy Mader made a motion to accept Trophy Fishery bid of $2000 to spray weeds in the ponds. Jon Bova seconded the motion. Yes votes were Jon, Nancy and Ron. No response from Jacob and Jenny.

On June 15, 2021, Jon Bove made a motion to approve new colored pool lights at the ECM pool for $1950. There was no second on the motion. Jon Bova, Jacob Nikkel and Ron Byrd voted yes. Nancy Mader said no due to lack of information. Jenny York did not respond.

**Treasurer’s report:**

Parker turned the meeting over to Jon for the treasurers’ report. All members were given a copy of the report. Jon stated that current cost total ($241,972) which is 55% of 2021 budget. The HOA currently has $286,640 cash on hand. Jon discussed the expenses that carried over from the 2020 year totaling $28,084.23. Additional costs so far in 2021 are $13,798.52. Total project costs expected to pay out by end of 2021 are $75,548.00. The estimated carry over for 2022 is $38,033.10.

Parker Long gave a well update concerning the new well that was recently dug in the Creek Meadows common ground. The new well never found good water, however it did gain 6 gallons of water a minute and between the two wells, it is gathering around 22 gallons per minute. The well pump is currently being worked on and is expected to be operation in a week. Electricity was the only thing remaining to be repaired on the well.

**Management report:**

Lara Lewis presented the management reports. All directors were given a copy of the management report at the start of the meeting.

*Delinquency report:*Lara explained that as of 07/21/2021 the homeowners’ past dues is $17,160.73 which include late fees and interest. Management will continue the collection process on the overdue accounts. Out of the delinquent accounts, 4 are over two years delinquent, 2 being significantly large. All efforts to collect have been exhausted, and the option left is legal foreclosure. After discussion of steps involved, Nancy made a motion to move forward with the foreclosure legal process on two largest balances of $3,544.11 and $4,156.60. Jacob second the motion. Jon, Nancy, Jacob, Rob and Parker voted yes, and the motion passed.

*Violation Report:* Lara stated that the new directors report now contains a picture of the violation. There is an issue of people placing sheds in their backyards prior to ACC approval. All sheds are to be approved prior to placement. It was found that 6 homes have placed new sheds along fence areas and the restricted line of sight area. One person did request approval for the shed after placing the shed. This is currently being reviewed.

The second issue is mildew growing on stone siding of homes. No violations have been issued as yet. The management company has reached out to a power washing company to provide a price to homeowners for removal of the mildew. Community members can sign up if they are interested. Or members can pursue washing/removing of mildew on their own. Lara will send a letter out to the community with a deadline to have these items addressed.

Older phases are beginning to see violations related to Article 3.11 which relates to paint, gutters, and other structural repairs. It was suggested that a letter informing them of the paint needed to be sent to all homes that will fall within this violation over the next 6-12 months. A copy of the letter was included in the packet for directors.

Fountains at Both Ponds: The Estates side fountain is currently working. The Creek Meadows side is being repaired and should be operating property this week.

*2021 Legislative Update:* There were a large number of changes made to the Texas Property Code that affect the HOA. Several changes were as follows:

Pool Requirements - updates to pool signage with new verbiage and requirements,

SB 1588 - Omnibus Act Relating to Powers and Duties of POAs (Property Owners Association)

* Recording dedicatory instruments - all documents must be reported
* Time to Cure Delinquency Lengthened - now 45 days as opposed to 30 days
* 209 Hearings - must provide evidence package at least 10 days before hearing
* Religious Displays - changes what constitutes what religious displays are allowed
* Security Measures - changes what constitutes what the HOA can and cannot restrict
* Management Certificates - required to be updated
* Architectural Review Authority - Starting 9/1/2021 the ACC must be separate from the board. No board member, or any of the board members family can be on the ACC however the ACC is appointed by the board of directors.
* Notice of board meeting - must be put out 144 hours before and must include the agenda

**Committee Reports:**

* *ACC committee –* Jacob stated that from 4/21/2021 to 7/20/2021 there were 8 requests made to the committee. 7 out of 8 requests received approval. This included 2 sheds, 1 screened in patios, 2 patio extensions, 2 decks, 1 gazebo.
* *Social Committee –* This item will be revisited for 2022
* *Landscape Committee –* Ron Byrd took discussed weeds in the ponds. The process of spraying the weeds has started, however there are some weeds still in the ponds. Lara said she would ask the company cleaning the weeds, to try their best at removing trash in the hard-to-reach areas. Discussion of tree removal and trimming - Lara mentioned this is to be done in the fall.

**Unfinished Business:**

*Audit:* Lara talked to the accountant, and they mentioned that after September 15th would be the best time to schedule the audit. He will provide an estimated cost of the audit 3 years back.

*Erosion around pond:*  The bid from Storm Water Solutions was accepted last meeting.The project will begin at the end of August or early September and take about 2 weeks.

**New Business:**

*Pool closure:* Setting the date was discussed. It was discussed that the pool closing date would be either October 3rdor October 15th. It was decided that October 3rd will be the closure date. Cleaning will be reduced to twice a week beginning in August.

*Pool motion switches in bathrooms:* Issue with the lights was discussed, however it was decided to push these items till next January when the pools are closed.

*Annual Meeting Date* – The date was set on November 17th at 6:00 pm. Wellborn Community Center was reserved for this meeting.

Nancy made a motion to adjourn the meeting and Jon seconded the motion. Meeting was adjourned at 7:50 pm.