**Minutes of the HOA Board of Directors meeting on October,20,2020**

Meeting started at 6.05 at Beal’s office. All board members (Bryan, Cheryl, Lara, Nancy, Resty, Ratnakar) were present for the meeting and satisfies the required quorum.

1. Reviewing and approving last meeting minutes: Lara proposed and Nancy seconded that proposal. Stacy will post that meeting minutes on Creek Meadows HOA website.
2. Financial statement, Budget copies were distributed all members.

Lara talked about financial statements:

99% revenue collections collected for this financial year.

Budget surplus carried forward from previous budget.

Lara explained about how we spent from the financial statement.

1. Stacy explained about management reports:

-Delinquency report

Stacy explained how we filed the claims. Toni will contact Attorney for collections. Lara explained about judgement for top three of the highest claims. Some home owners avoiding communication and for small amounts not worth it to pursue for collections. Stacy explained payments can be paid in small amounts towards for claims.

Lara asked Stacy or Toni to contact attorney about these claims.

 -Violations

 Stacy explained about violations and provided the status.

1. Cheryl presented landscape improvement committee report.

Resty provided the details of request from home owners for external improvement applications:

Requested : 7

Approved applications : 6

Not approved : 1 due to non-compliance

1. Lara provided below details

-- Road widening project:

Irrigation and damaged items will be replaced by contractor/city.

Ground crew will start work from tomorrow.

4” water valve down and all gone. Electricity is cut for the feed near monument side. Lara indicated that it won’t cost us anything and takes

time to restore.

 --Well pump and Irrigation

Another company approached to install this pump. This one is getting from Germany. Irrigation system was not working for the last 5 years and thankfully rains are coming on time.

--Work order

 Pool house painting is complete. Light at the park is still open workorder.

--Horses on property

 Nancy talked about horses – Owners of horses riding in common area are

 not residents. She talked with CS police department about 6 months ago.

They suggested to install trespassing Signs at common property. They will serve criminal trespassing violation warnings initially and if they continue to violate, will be arrested after warning.

 --15728 Buffalo creek – home owner talked about citation – Agreed to

 remove vines over the fence. Resty suggested according to covenance

 By-laws 3.33, corner house has different rules will be applied. Side line

 need to be keep low and pruned the plants/trees.

 --4066 Crooked street – Talked about soil erosion. Lara communicated

 With developer, but no help. She indicated several houses are affected

 With this issue.

**New Business – New budget**

2021 Landscape bid analysis

 Nancy talked about current landscape company bid and indicated we cannot depend on single person. Cheryl indicated current one did above what they required to do. Lara suggested to Nancy to talk with company to resolve any issue, she has.

Cheryl moved the motion for this bid.

Lara seconded the motion.

– 4 -yes and 1 – No

2021 Pool bid analysis

 Nancy moved motion for one more year with Oasis.

 Lara seconded the motion.

 5- yes

2020 Estate Median Landscape Bid

Landscape Improvement Committee recommended to go with Texas Land scape creations.

Cheryl/Resty indicated that Landscape Improvement Committee members recommended Texas landscape creations company.

Cheryl moved the motion and Resty seconded the motion.

Special future projects:

Creek Meadows -pool – Kool Deck

Lara discussed about this project with estimate of $47,284.11 to replace the concrete. IT will have warranty one year with 8- 10 years life expectancy- It may with stand for regular freeze and thaw cycles

Nancy suggested to Lara to talk about this topic to residents.

Creek Meadows Pond (Main) Bulkhead

Lara talked about erosion is a big issue, if bulkhead support is not provided.

Danger for CM pool is in long term. Leaving these special projects for new board,

Since it involves debt.

Approved the budget for 2021.

Resty moved the motion. Lara seconded the motion.

Voting to budget 2021 - 5 - yes

It was decided to November 20,2020 to have annual meeting. Later Bryan adjourned the meeting at 8.45 PM.