­­­­Creek Bridge Homeowners’ Association

2019 Annual HOA Meeting Minutes

March 9, 2019

**2019 Annual Meeting**

Meeting was called to order at the Creek Bridge clubhouse by Reuben Ogle.

**Homeowners Present:**

Randy Sell

Greg Barton (by proxy)

Nicholas Kimes

John Helms

Gordon Carriker

Chris Rolling

Lenny Ammerman (by proxy)

Brian Grubbs

Bruce Wilson

Reuben Ogle

James Anton

John & Christine Battaglia

Drew & Hannah Sorci

Marilyn Johnson

Rachel Bodoin

**Discussion:**

1. **Approval of Meeting Minutes from 2018 Mid-Year Meeting**

Motion: Gordon Carriker; Seconded: Chris Rolling; Motion passed

1. **Approval of 2019 Annual Meeting Agenda**

Motion: Bruce Wilson; Seconded: Drew Sorci; Motion passed

1. **Treasure’s Update**

Reviewed 2018 Actual Expenses vs. Budgeted

Reviewed and Discussed 2019 Budget Proposal

 Elected to remove proposed 2019 Budget lines for Key Card Access and website development.

Motion to accept amended 2019 Budget:

 Motion: Chris Rolling; Seconded: Marilyn Johnson; Motion passed

Motion for 2019 Budget Additions:

 The HOA Board can spend up to $5,000 from the reserved fund to improve the Creek Bridge entrance sign and purchase new pool furniture. This money is in addition to the $1,450 already designated for a new entrance sign. New pool furniture is estimated at $2,000; allowing for an estimated $4,450 to be used for a new entrance sign.

 Motion: John Battaglia; Seconded: Marilyn Johnson; Motion passed

Additional Discussion:

 Have an HOA signup for teens to do pool maintenance and cleanup throughout

the week.

 HOA members are welcome to obtain bids for community improvement

 projects and submit them to the architectural committee.

1. **Committee Updates**

Reuben provided an overview of the duties and responsibilities of each committee

* 1. Architectural

Facebook and email polls will be sent out to gauge larger HOA’s stance on solar panels. Results will guide architectural committee’s approval of solar panel project proposals.

Facebook and email polls will be sent out to gauge larger HOA’s stance on tin / metal roofs. Results will guide architectural committee’s approval of tin and metal roof project proposals.

John Helms joined the committee.

* 1. Pool / Clubhouse

Christine and John Battaglia joined the committee.

* 1. Landscaping

Drew Sorci joined the committee.

* 1. Activities

Spring clean-up day will be organized. The date announced at a later time.

Chris Rolling joined the committee.

* 1. Rules & Regulations

Volunteers needed to go door-to-door to have HOA homeowners sign Covenant Additions & Amendments.

Daniel Stauffer joined the committee.

1. **Creek Bridge Covenants**

Need volunteers to help go door-to-door to have HOA Homeowners sign Covenant Additions & Amendments. The additions and amendments must have more than 50% approval before they can be enforced.

1. **Other / New Business**
2. **Election of Board Members**

The following candidates volunteered for the HOA Board:

 John Helms

 Brian Grubbs

 Chris Rolling

 Daniel Stauffer

Motion to approve the entire slate of HOA Board Candidates.

Motion: Randy Sell; Seconded: Marilyn Johnson; Motion passed

1. **Meeting Adjourn**

Motion Drew Sorci; Seconded: Marilyn Johnson; Motion passed.