

Creek Bridge Homeowners Association

2020 Annual HOA Meeting Minutes

March 7, 2020

Meeting was called to order at 2:02 pm by HOA President Brian Grubbs

1. **Homeowners Present:** See sign-in sheet (attached)

2. **Approval of Meeting Minutes**
 - 2019 Annual Meeting & Mid-Year Meeting (Brian Grubbs)
 - Motion to approve minutes from both meetings: Lot 42 motioned to approve; Seconded by Lot 56; Motion carries

3. **Review of Meeting Agenda** (Brian Grubbs)

4. **Neighborhood Sign Update** (Crystal Mapp)
 - Shared design rendering, discussed the cost was under budget, and lighting was included

5. **Treasurer's Update** (John Helms - see financials for additional information)
 - Discussed fiscal year end
 - Reviewed dues – 66 lots in HOA now; collected all dues other than two lots; will visit with unpaid members
 - Discussed actual vs year-to-date budget – pool projects were more costly than anticipated; maintenance costs were only slightly over budget – items in miscellaneous include common area, brush hogging of clubhouse property and entrance to subdivision; lights also are covered by HOA; homeowners can view any budgeted items at any time

6. **Committee Updates**
 - Architectural (John Helms)
 - Could use additional members on committee
 - Duties include reviewing homeowner projects to ensure they meet neighborhood criteria; in addition, solar panels were approved for homeowners in 2019; one other request this committee often sees is related to fence projects - for project approvals, view form on website and submit it
 - Pool/Clubhouse committee (Brian Grubbs)
 - Could use additional members on committee
 - Duties include maintaining pool, bathrooms, clubhouse, etc.
 - A goal from last year included purchase of new furniture and seating; we will continue to add new furniture; pool projects with pumps/sand in pool and pool utility room in 2019 have caused issues to be remediated - these projects are outside the scope of the budgeted fees
 - Homeowner asked about signage being installed after chemicals have been added to the pool

- Landscaping (John Helms)
 - Could use additional members on committee
 - Duties include keeping neighborhood common areas nice and tidy (thank you to Randy and Kathy Sell for doing so much work to keep these areas clean)
 - Will host a Spring Clean-Up Day and communicate that out to neighbors
- Activities (Crystal Mapp)
 - Discussed 2019 events that were held and 2020 events on the calendar – excited to have neighborhood participation
 - Have added additional communication methods for neighborhood news
 - Need updated details for a directory to better plan events
- Rules & Regulations (Brian Grubbs for Greg Barton)
 - Duties including working to make sure the rules/regulations are enforced in the neighborhood
 - One reminder would be trash cans and making sure those are brought up after trash day

7. Budget Approval (John Helms)

- 2020 Base Budget
 - Reviewing items for base budget (\$350 dues) but adding pool projects will make dues \$433 for the upcoming fiscal year; discussed liens on properties that don't pay HOA dues; board did gather additional quotes for the pool to ensure current vendor is competitive; discussed pool furniture budget being added continuously to swap out pieces and keep them nice; one projects from last year - ladies room door had to be replaced; discussed \$3k reserve funds to keep on hand for unplanned projects; playground mulch being replaced with pebbles or shredded tire; bench outside is about to collapse; air compressor outside for all to use for pool floats; also discussed inquiry about shade for pool area for future planning along with replacing wooden fence for area we own that is undeveloped; new homes will automatically be added to HOA
 - Motion to accept base budget: Lot 11 motioned to approve; Seconded by Lot 5; Motion carries
- 2020 Additional Budget
 - Can choose one, both or none of additional projects - these projects include sandblasting and painting pool following remediation of mold; timeline would be completed before pool is opened - multiple vendors were contacted and it is an expensive project. Projects would be completed by Frank, Billy, and Brian include mold removal, drywall outsourcing, painting, etc., clubhouse improvements with painting, trim work, etc. Both projects would be an additional \$83.33 would be additional funding for both improvement projects.
 - Motion to approve pool improvements as outlined: Lot 27 motioned to approve; Seconded by Lot 11; Motion carries
 - Motion to approve clubhouse improvements as outlined: Lot 33 motioned to approve; Seconded by Lot 27; Motion carries

8. Other Items & New Business (Brian Grubbs)

- Construction
 - Discussion of rezoned area on 20th street area has been rezoned from commercial to multi-family and is currently for sale - additional access road could potentially be added and connect to Richwood
 - Discussion of phase 2 construction off Jamestown and 25th - 23 additional lots have been approved and are awaiting building permits by a developer; additional cost for runoff area – these houses will have to adhere to our covenants with building specs, etc.
 - Discussion of additional phase at front of Richwood has land for sale
- New Board member elections
 - Motion to elect board members as slated: Lot 11 motioned to approve; Seconded by Lot 66; Motion carries

Meeting adjoins at 2:52 pm