

Creek Bridge Homeowners' Association

2021 Annual HOA Meeting Minutes

March 6, 2021

2021 Annual Meeting

Meeting was called to order at 10:05 for Creek Bridge via ZOOM by Brian Grubbs.

Homeowners Present: Need at least 14 Owners for a Quorum // 24 Attended with 2 Proxies

Greg Barton- Sec	Elle Jensen	Cory Hill
John Helms- Tres	Michael Workman	Shaun & Kendra Lotter
Brian Grubbs- Pres	Rusty Edwards	Lauren Pratt
Crystal Mapp- VP	Hector Cruz	Gordon Carriker
Chris Bodoin	Jim Anton	Sam Tillman
Frank Pichler – Proxy	Leslie Smith	Nick & Haley Venturella
Billy Stokes – Proxy	Wesley Littion	John & Christine Battaglia
Kathy & Randy Sell	Grant Paden	Nick Kimes
Michael Kolstad	Hanna Schroder	

Discussion:

1. Approval of 2020 7 Nov Mid-Year Meeting Minutes

Motion: John Helms Seconded: Crystal Mapp Motion: Passed Unanimous

2. Committee Updates

a. Architectural (John Helms): Slow year only a couple of fences

Q – Roof Repair A—No ACC request needed for repairs of current structure

Q – Patio Expansion A—Yes, because it increases current patio footprint

Q – Kids Play Area A—No, unless it's a permanent structure

b. Pool / Clubhouse (Brian Grubbs): Very busy year

Pool – Sandblasted, Repaired, Sealed Repainted & Replaced Light (Thanks Frank)

Mechanical Room – Repaired pumps, replaced sand filters, removed mold & repainted, fixed electrical issues caused by corrosive chemicals, obtained a storage shed to store chemical outside, & deck box for pool toys/lost & found items

Clubhouse – Replaced AC Blower Motor (Thanks Mike Wells), Added TV & DVD Player (Thanks Frank & Bodoin's). Still needs work, replace doors, wall paint, trim paint & repair

Pool Furniture – A lot wind damaged, working to replace

Looking into an Air Pump for the pool area

Volunteer Bathroom Cleanup – Please add your name to the Sign up list

Pool Opening – Scheduled for 21 May (depending on weather), FOB's will be working on opening day, if your dues are paid. Email the HOA if you need a FOB (As soon as possible, so we can get a FOB to you before opening day.

New Morning Adult Only Lap Swim starting a 6:00 AM. To get access, Email the HOA so we can add that time frame to your FOB Access (It takes at least 3 days from date of request to get access set up. So the sooner the better)

c. Landscaping (Brian Grubbs for Frank Pichler)

Adding volleyball poles

Replaced bench at playground (Thanks Billy)

Clean Up Day – Will be advertising for volunteers to help with Entrance Median landscaping & help improving landscaping around the clubhouse

d. Activities (Crystal Mapp) COVID slowed us down but didn't stop us last year

Halloween Scavenger Hunt a great success (thanks Rachael Bodoïn)

Coffee Cart visited twice at the Clubhouse (Thanks Venturella's)

Plans for 2021 – Easter Event, Summer Pool Party, Halloween activity, Xmas Cookie & Coco, Neighborhood Garage Sale.

HOA Directory – Please fill out the Form or just give us your Email or Face book contact info. It's a much easier way to get information out with faster feedback on what you would like to see happen.

e. Rules & Regulations (Greg Barton)

Boats & Trailers – Not allowed long term storage in driveway or parked on the street in front of your house. We allow temporary (Fri – Mon) with the understanding you're actively using them. (IE going to & from the water, moving, or cleaning them up). You're allowed to store them long term in your backyard behind a fence.

Trash Cans – Too many being put out too soon & left too long. Should be put out no earlier than Sunday evening & removed by Monday evening (except holidays)

Also too many overflowing or without lids. Please contact your trash provider & get an additional trash can or one with a lid.

Q – Parking on Road – In 2018 the HOA tried to amend the Covenants to cut back on overnight road parking. However, we couldn't get 50% support of the Owners at that time; we will have to start over again. Members requested this amendment be investigated again.

Speeding down Richwood – Lots of trucks (contractors?) speeding around lunch hour & quitting time

3. Treasure's Update

Taxes Filed – IRS Form 1120H

If you want specific financial data – Email request to the HOA and John will get it to you

Dues Status – All Lots for 2015-2020 are paid in full, except for one Lien from 2015, with a commitment to pay in March of 2021.

Reviewed 2020 Actual Expenses vs. Budgeted May 2020 – Jan 2021

Motion to accept amended 2020 Budget:

Motion to accept: Gordon Carriker Seconded: Rusty Edwards Motion passed:
Unanimous

Vote on a 2021 Base Assessment of \$405.00 // based on 66 Lots

Reviewed and Discussed 2021 Budget Proposal

Motion to approve: Gordon Carriker Seconded: Kendra Lotter

Motion passed: Unanimous

Entertain Motions for 2021 Budget Additions:

1 – Playground Mats \$1,500 // \$23 per Lot

Discussed removing mulch, adding 2 layers of weed barrier and then adding rubber mats versus continuing to add mulch and fight the weeds

Motion to approve: John Battaglia Seconded: Kathy Sell Motion: Passed Unanimous

2 – Basketball Court \$4,500 // \$72 per Lot

Discussion – Total cost for 30'x40' Asphalt Court, two adjustable Goals, & Painted Lines (\$6,000 / \$91 per Lot). Discussed 3 options. Full funding, Half Funding for pad only, and move \$1,500 from HOA's Current Balance Sheet to cut total 2021 HOA Assessment to \$500.

Motion voted on – Move \$1,500 from Balance Sheet & add \$72 to the 2021 assessment, rounding it to a total of \$500.

Motion to Approve: Gordon Carriker Seconded: Kendra Lotter Motion Passed 19/2

4. Other / New Business

- a. Phase II // 23 Lots, with 2 homes almost complete & 1 partial foundation poured
- b. Phase III // 24 Lots & 2 Phase 1 Lots // In Preliminary Plat stage, installing utilities & roads
- c. Questions/Suggestions
 - Add Swing Set to Play Ground
 - Possibility of adding a Kids Zip Line
 - Add Security Camera pointed at Basketball Court
 - Look into Barrier/Net to keep basketballs out of yards & road

Possibility of a Pool Slide in the future

5. Election of Board Members (3) positions for 2021-2023

The following candidates volunteered for the HOA Board:

John Helms

Crystal Mapp

Brian Grubbs

Motion to Approve : Gordon Carriker Seconded: Kathy Sell Motion: Passed
Unanimous

6. Meeting Adjourn // at 11:44

Motion to Adjourn: Greg Barton Seconded: Kathy Sell Motion: Passed Unanimous