

Creek Bridge Homeowners' Association

2022 Annual HOA Meeting Minutes

March 5, 2022

2021 Annual Meeting

Meeting was called to order at 10:00 for Creek Bridge HOA by Brian Grubbs.

Homeowners Present: Need at least 14 Owners for a Quorum // 20 Attended plus 1 Proxy

Randy Sell	Nicholas Kimes	Jayne Jones
Greg Barton-Sec	Susan Howard	Sam Tillman
John Helms-Tres	Gordon Carriker	Ryan & Jacquelyn Hitchcock
Brian Grubbs-Pres	James Anton	Hector Cruz - Proxy
Crystal Mapp-VP	Rusty Edwards	Michael Workman
Racler Bodoin	John Battaglia	Ryan Davis
Frank Pichler	Billy Stokes	Keith & Kelsea Slater

Discussion:

1. Approval of 2021 Annual Meeting Agenda

Motion: Gordon Carriker Seconded: Nicholas Kimes Motion: Passed Unanimous

2. Committee Updates

a. Architectural (John Helms)

Approved several Fence & Patio Extensions

b. Pool / Clubhouse (Brian Grubbs) Another very busy year

Early Morning Adult Swim -- (6:00-9:00 AM), To sign up, Email the HOA

Spring Pool Prep Day – TBD based on when the pool opened –We need Volunteers to help, Check Facebook & Email

Pool – Last year our normal Pool Company cancelled due to lack of workers. We called 6 other companies before we could find one to work with us

Pool Maintenance Issues – Hard to get enough chemicals, filter issues, & due to wind/dusty conditions, it was hard to keep the water clear.

Pool Furniture – Bought Wood Picnic Tables, a Wood Chair, & Loungers. The cheaper plastic furniture doesn't last very long due to sun & wind issues, we're focusing on heavier/sturdier furniture into the future, which cost more per item. The wood furniture will be pressured washed & stained this year to help it last longer.

Clubhouse Doors –We’re still in the process of replacing them. Note – water damaged due to be installed backwards when the clubhouse was built.

Clubhouse Trim Repair & Paint – to be worked after we finish the other repairs. If you would like to volunteer, please contact us.

BBQ Grill – Working to install

c. Landscaping (Frank Pichler)

Volleyball – Poles were damaged last year, working on replacing with heavier duty poles.

Basketball Court – Getting a lot of use. Paint & Lines still being worked. We had to put the crank handle inside the clubhouse due to a few misusing the goal adjustments.

Playground – Completed removal old wood mulch, installed weed barrier & rubber mulch. Working to install another couple inches of rubber mulch this year.

d. Activities (Crystal Mapp)

Last Year – Easter Egg Event & Xmas Cookie n Hot Chocolate Event

2022 – Working on another Easter Egg Event. See Facebook, Email (If you’ve given us one) & Mail Box Circular. Looking for ideals & volunteers of other events, please feel free to contact up by Facebook or Email.

e. Rules & Regulations (Greg Barton)

Trash Cans – Expect more active enforcement to have them removed from the street

RVs, Boats, & Trailers – Per the HOAs Covenants they can not to be stored/parked along the road or in your driveways, they can be stored behind you fence. We do give some leeway during the summer months (actively cleaning/using a RV/Boat for the weekend or Trailer for moving furniture & lawnmowers).

Security Cameras – We’re planning to upgrade newer 8 camera system, which give higher resolution and will cover the basketball area, front entrance & more Pool/Playground views.

3. Treasure’s Update

Reviewed 2021 Actual Expenses vs. Budgeted

Reviewed and Discussed 2022 Budget Proposal of \$364.00 & Voted to Approve

Motion: Gordon Carriker Seconded: John Battaglia Motion-Passed Unanimous

Motion for 2022 Budget Additions:

No additions recommended at this time

Future Projects -- We will be working on a HOA Strategic Plan and need input on what you would like to see happen. As the HOA gets bigger with additional houses being built in the HOA . More to come at the Mid-Year Meeting in Sep/Oct

Swing Set

Shade for the Pool (Canopy – Sun Sail – ect...)

Picnic Pavilion on the unused common area

Fencing for Clubhouse Common Area, when Phase 4/5 start being developed

Water retention areas – While we can't build in them --- any ideas for community uses

4. Other / New Business

- a. Phase II -- Only 2 of 23 homes complete, though the developer just finished electrical connection to the power boxes.
- b. Phase III -- 12 of 24 Foundations currently in work. Note the original developer Geobrax has sold all 24 Phase III plus Phase I Lots 74 & 75 to other builders.
- c. Phase IV (22 Lots) & V (26 Lots) – Both Preliminary Plats have been approved by the city, no work has begun. Note if all lots in all phases are complete there will be 170 Lots & 169 Houses.
- d. Questions

5. Election of Board Members (4) positions for 2022-2024

The following candidates volunteered for the HOA Board:

Rusty Edwards

Billy Stokes

Rachel Bodoin

Frank Pichler

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

6. Meeting Adjourn // at 11:00

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

Current & New Board Members meet after the Annual Meeting

Board Members for 2021-2023

Brian Grubbs

Crystal Mapp

John Helms

New Board Members for 2022-2024

Billy Stokes

Frank Pichler

Rachel Bodoïn

Rusty Edwards

Voted to establish Executive Positions & Responsibilities for 2022

Pres – Brian Grubbs

VP – Crystal Mapp

Tres – John Helms

Sec – Rachel Bodoïn

Billy Stokes & Frank Pichler == Will take on the Enforcement responsibilities

All other responsibilities remain unchanged for now.