

CABIN CREEKWOOD HOA MEETING

Via ZOOM @ 6:30 pm

April 6, 2023

Board of Directors Present:

- Angela Mayers, President
- John Killian, Vice President
- Sharon Bailey, Treasurer
- Kathryn LaGamma, Secretary
- Bonnie Seers, Member-at-Large

Homeowners in Attendance: 2

Association Management: Malini Davis

6:31 pm Meeting was Called to Order

The meeting was called to order by Angela Mayers, President.

A quorum for the meeting was established with all Board members present, along with two community members.

Committee Reports

- **Landscaping:** Liz reported that there wasn't any new information to report on
- **ACC:** no new report
- **Website:** The website was updated with newly appointed BOD member names and positions. The dates and times for meetings in 2023 are posted on the website, and a link for today's meeting. Community members are encouraged to attend and become more involved. Also, future meeting dates and times are posted on the website. Kathryn LaGamma stated that the website needs a major face-lift and is a time-consuming process that will take place over the next several months.
- **Newsletter:** Bonnie Seers, Member at Large, heads the newsletter committee. Bonnie will assemble two yearly newsletters: Spring/Summer and Fall/Winter. They will contain pertinent information and be mailed and posted on the website. All community members are encouraged to read to stay abreast of current information.

6:45 pm Open Forum

- Members brought up that garbage continues to be left throughout the community making the neighborhood quite unsightly.
- Also, children play outside unsupervised and leave trash, bikes, play equipment, shoes, jackets, etc., in common areas and on homeowners' personal property.
- On-street parking continues to be a challenge, and some homeowners have difficulty getting their large vehicles into their driveway when cars are parked in front of homes

across from their driveway. It was noted that the Fire Marshall will be evaluating our community to determine if the streets are wide enough to allow emergency vehicles access to the community. This may result in the removal of street parking throughout our community.

- Dog waste stations and/or signs to ‘Curb Your Dog’ are needed throughout the community. Dog waste is being found on common grounds and in homeowners' yards. It is a health hazard and common decency to pick up after your pet. It was determined that, at this time, this is an expense that is not deemed pressing and necessary now, given that the budget is stretched extremely tight.

7:20 pm New Business

Paving proposals:

Getting the paving completed before the end of summer was deemed necessary. Malini Davis provided two paving proposals: Finley Asphalt and Brothers Paving. The roads that need to be paved are the entire block of Eaton Ct. and the 100 to 600 block of Cabin Ct. The paving will also include the speed bump in front of 410 Cabin Ct.

Budget

The budget for next year needs approval by November 2023

Update Reserve Study: Level 2

The Reserve Study for our community is necessary, as the last one was done in 2018. Bonnie Seers led the motion for a Level 2 Reserve Study, and John Killian seconded. It unanimously passed.

Annual Inspection (Spring)

The date is set for 8 am on May 3rd, 2023, as will be noted in the Spring/Summer Newsletter

The following is an *example* of items that the BOD will use as a guide when inspecting properties:

- Trash cans should not be visible from the street view.
- Toys and bikes must be put away and placed in the backyard or garages.
- The grass/landscape needs to be meticulously kept.
- Water hoses need to be coiled neatly and kept on a reel.

Future Board of Directors Meetings

Future Board of Directors Meetings will be held on June 22nd and September 28th and are scheduled to be held via ZOOM @ 6:30 pm sharp. These meetings are posted on the website, and a link will be uploaded for the community to join the next meeting 1 to 2 weeks before each meeting date.

8:22 pm Adjourn Regular Session

Bonnie Seers motioned to conclude the business part of the meeting and move to the Executive portion. Sharon Bailey seconded the motion.

8:22 pm Executive Session

Board Members and Management only

Delinquent accounts were discussed.

8:24 pm Adjourn Meeting

Angela Mayers, BOD President, led the motion to adjourn the meeting. Bonnie Seers seconded.

APPROVAL OF MINUTES: _____

Angela Mayers, President

DATED: _____