

Creekside Townhomes Owners Association, Inc.
Board Meeting Minutes
Wednesday, February 19, 2025

1. Board Meeting called to order: 6:00pm
2. Board Members present: Robert Hutchinson, Joyce Shafer, Joel White, Ron D'Amore, Irene Gilkey
3. Board members absent: none
4. Present: Dan Anderson with Metro Property Management
5. Homeowners present: 9
6. The Board approved the agenda and there were no conflicts of interest
7. The Board overwhelmingly ratified Metro Property Management
8. Dan Anderson from Metro Property Management introduced himself as our new Property Management Company. He provided his background experience.
9. November 20, 2024, Minutes approved: There are no minutes from the January meeting due to no representation from PMI
10. Financials: Tabled until Metro Property Management receives all documents from PMI
11. On a motion duly made and seconded, Irene Gilkey was approved to be a member of the Board.
12. Special Guest: Todd Cooper, Business Developer Dynamic National -Roofing update from hail claim
 - a. Heat tape on units will be repaired
 - b. Start mid-March for repairs of screens and window replacements
 - c. Notices will be posted on individual units
 - d. Will provide additional list of repairs to Dan
 - e. Touch up painting will be done in the Spring
13. Homeowner Forum
 - a. 19665 Unit F balcony deck request follow-up on status of repairs. Hutch will schedule time to look at it.
 - b. All work order requests submitted to PMI should be resubmitted in an email to Dan
 - c. Continue to mail monthly HOA payments until portal is set-up
 - d. Discuss heat tape becoming responsibility of individual units
 - e. Discuss cancelling monthly homeowners' credit for heat tape
 - f. Remind homeowners to purchase loss assessment insurance from their individual insurance company
14. ARC: None to review
15. New and Ongoing Business
 - a. Pest Control prevention measures for this Spring – Further discussion needed
 - b. An audit of funds relinquished from PMI will be done by Metro and Board members
 - c. New Law, Federal Corporate Transparency Act (CTA) effective March 2025
Pending Court Resolution Encrypted online register program

- d. Dan to get bids for landscaping and snow removal
- e. Board members will walk the property with new bidders
- f. Continue to work with attorney to have PMI give all documents over to Metro

16. Adjournment: 7:36pm

Next meeting: Wednesday, March 19, 2025 at 6:00pm Creekside Recreation Center