

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

Board Meeting called to order: 6:09pm

Board Members present: Robert Hutchinson, Ron D'Amore,
Joyce Shafer

Board Members absent: Irene Gilkey, Joel White

Present: Dan Anderson with Metro Property Management

Homeowners Present: 15

Special Guest: Randy Bales from State Farm Insurance

Randy discussed the HOA insurance renewal commencing 04-01-25, and could be a 29% increase with our current 1% deductible. Randy will prepare a 2% and 5% bid for the Board to consider a change with our deductible. The roof was replaced with a class 4 impact resistant shingle which is less likely to suffer costly damage.

The Board approved the agenda and there was no conflict of interest

The Board approved the minutes from the February 19, 2025 meeting

The Board approved the November, December 2024 and January 2025 Financials.

Homeowner Forum:

It was suggested that a clean up of the property grounds could be done. Landtech has done a very poor job with snow removal and has damaged several areas throughout the community grounds with gouges in the grass. Landtech has stated to Hutch they will return and fix the problem areas. It will be determined if further action is necessary, if they do not. Landtech has officially informed Creekside they will not be renewing their 2025 landscaping contract.

The Board approved the Attorney to draft an insurance and maintenance chart

ARC: None to report

New and Ongoing Business

The new law, Federal Corporate Transparency Act (CTA) has been destroyed and no longer requires action.

The Board approved Hutch as the person to do non-complex repairs within the community of Creekside.

Hutch will check one of the buildings that is showing high water usage for possible leak the week of 03-23-25.

The Board approved a \$500 gift card to be used by Hutch for purchase of supplies needed for repair work.

The Board approved Attorneys Moeller and Graf since our present Attorney, Richard W. Johnston is not responding to Dan's messages.

There are 3 proposals for a new landscaping company. The Board is leaning towards Perennial Lawn & Landscape once Dan is able to clarify if they will be charging "trip charges" each time they are on site.

The Board approved State Farm as our insurance agent.

Pest Control will be tabled until the April 16, 2025 meeting.

Heat tape and lighting reimbursements will be eliminated. It will be up to the homeowner to turn on their heat tapes to mitigate ice at their expense.

Effective 04-01-25 the HOA assessment will be \$370.00 for each unit.

It has been determined that no audit will be required for HOA funds transferred from PMI to Metro Property Management.

Adjourned at 7:22pm. Next meeting Wednesday 04-16-25 at 6:00pm.

