

Creekside Townhomes Owners Association, Inc.
Board Meeting Minutes
Wednesday April 16, 2025

Board Meeting called to order: 6:06pm

Board Members present: Robert Hutchinson, Ron D'Amore,
Joyce Shafer, Irene Gilkey and Joel White

Present: Dan Anderson with Metro Property Management

Homeowners Present: 6

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

The Board approved the minutes for March 19, 2025 meeting

The Board approved the Financials for February 2025 pending final audit

Homeowner Forum:

- Residents will be required to submit a request through Metro Property Management portal if they want Perennial L&L, LLC to do any landscaping work.
- Unit 19667A Dynamic National needs to replace screen
- Unit 19420D request status update

Ratified Business Items –

- 19694 “A” Exterior entry step replacement project, CW Custom Builders
- 19692 “A” and “E” upper balcony repair projects, CW Custom Builders
- State Farm Insurance Renewal 5-1-2025. Change from a 1% to a 3% Wind and Hail Deductible
- 2025 Landscape Maintenance Perennial Lawn & Landscape Agreement

ARC: Unit 19698B new radon system has been ratified

New and Ongoing Business

- The Association is not responsible to arrange or pay for pest control services. Metro Property Management will send email to all homeowners.
- Dynamic National Roofing is finishing painting and plan to evaluate the heat tape on each building.
- HD Construction, LLC will continue cleaning the gutters.
- Spruce trees trimming will be tabled until April 2026
- Asphalt repairs – approved
- Unit 19663B HOA will pay for pillar repairs and homeowner will reimburse HOA.
- Hutch will continue watching high water usage throughout the community.

- Homeowners receiving heat tape and lighting reimbursements will be notified that this reimbursement has been eliminated. Per governing documents and the homeowner ratified 2025 Annual Budget, monthly assessments are \$370.00 per unit. Once affected homeowners that were a part of these programs bring their HOA balances to zero, a refund check will be cut for monies due during February and March of 2025.
- Building repairs – bids need to be review – tabled to May 21, 2025 meeting

Adjourned at 7:15pm. Next meeting Wednesday 05-21-25 at 6:00pm.