

CREEKSIDE TOWNHOME OWNERS ASSOCIATION

ANNUAL MEETING MINUTES

November 20, 2024

This Annual Meeting of the Creekside Townhome Owners Assoc. was called to order at 6:02 P.M. by President, Eric Vaughn.

Certification of Quorum

A quorum of those entitled to vote at this meeting was certified as being present in person and by proxy.

Proof of Notice

Read to those in attendance.

Reading of the Minutes of the Previous Members Meeting

A motion was made and approved to dispense with the reading of the minutes of the last Annual meeting.; motion made to approve and was second.

Election of Directors

Nominated Robert Hutchinson. There being no other nominations. Mr. Hutchinson was elected by acclamation.

Discussion

Budget was discussed line by line. Budget increase of 5% was discussed and approved by votes to implement Jan 1, 2025 through Dec 31, 2025. Increasing the budget more than 5% next year was also discussed and approved by votes to re-visit the need at budget time next year.

Budget ratified unanimously.

Discussed having an electrician re-position the heat tape switches to where it is easily controllable for homeowners. Discussed finding new contractors for landscaping and snow removal for next season and utilizing contractors that are local to the Stroh Ranch.

Discussed reviewing the governing documents to see what would need to be changed in regards to HOA responsibility vs homeowner responsibility.

Discussed that homeowners would like to have invoices attached to their monthly financials going forward.

No meeting in December.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at approximately 7:21 P.M.