

Creekwood Townhome Association, Inc.

DATE: Thursday, October 21, 2021
TIME: 6:15 PM
PLACE: Zoom and in person at the CW Pool Area

APPROVED MINUTES

Call the Meeting to Order: The meeting was called to order at 6:17pm.

Determination of Board Quorum: A quorum was established with the following members present; Nick Paragioudakis, Gina Valdez, Joe McIntyre, and Kim St. Pierre. Fred Schmidt has an excused absence.

Proof of Notice

Approval of Previous Minutes – September 15, 2021, BOD Minutes MOTION made by Gina, seconded by Nick to approve the meeting minutes as presented. MOTION passed unanimously.

Appointments / Resignations: None.

President Report: None.

Treasurer Report: Gina reported from the Financial Statements as of September 30, 2021

Manager's Report: See New Business.

Unfinished Business

- **Rental Restrictions – Discussion Only:** More details to come at November meeting.

New Business

- **Tree Trimming:** Scheduled for week of Thanksgiving.
- **Drainage:** The engineer report was received. RFP was sent to vendors. Due back 10/22.
- **Parking:** TABLED.
- **Approval of the 2022 Budget: MOTION** made Kim, seconded by Nick to approve the 2022 budget as proposed. The monthly dues will remain the same at \$270. MOTION passed unanimously.
- **Restrooms:** TABLED
- **Community Room:** TABLED
- **Holiday Lighting:** See November meeting.
- **Landscaping:** Blooming's is managing the contract. Joe has meet with the account manager. Two areas of concern in front at 7824 and 7828 irrigations, will be monitored. A plan to remove dead shrubs will be removed, as needed. Replacements will be reviewed and replaced as voted on by the board. **MOTION** made by Nick, seconded by Gina to approve Blooming's proposals for the following areas: Monument Sign, entrance medians, areas inside the gate, and front pool area as submitted. The area near the gate as you enter the community is NOT approved. The large shrubs along Creekwood Blvd. will be removed and replaced. Blooming's to submit a quote. MOTION passed unanimously.
- The curtains and rods for the pergola will be installed.
- The bulletin board will be updated.

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- **MOTION** made by Gina, seconded by Joe to approve the pool, janitorial and handyman services annual contract in the amount of \$19,200. as presented. MOTION unanimously.

Owner Comments (limited to 3 minutes each)

- Shannon asked about the compliance being done and specifically the water softeners.
- An owner asked about the parking rules. The governing documents list no street parking. Commercial vehicles actively working in a unit is permitted to park on the street.
- Shannon asked why the towing company is not towing vehicles parked on street overnight.
- An owner commented that renters are not following the parking rules.
- Faith asked if residents could be surveyed to record owners and tenants and vehicle information.
- An owner suggested power washing the driveways and walkways be turned over to the HOA vs. individual owners being responsible.

Next Scheduled Meeting: Thursday, December 2nd, 2021, at 6pm. Annual Membership Meeting scheduled for February 16, 2022, at 6:15pm

Adjournment: With no further business to discuss, the meeting adjourned at 7:19pm.

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