

Creeks Bend Village HOA Annual Meeting – Minutes
Thursday, February 3, 2022
6:30 PM at Clubhouse

David –

- Welcomed everyone to our annual meeting.
- We now have an outside bookkeeper handling our financials.
- HOA Dues – We have not raised the HOA dues since the neighborhood HOA began fifteen years ago, so we have not kept up with inflation (\$1.00 back then is now \$1.38). Dues are being raised \$10/month beginning in 2023. Goal is to build up our contingency fund. New expenses this year are the upgrades to our security system, hiring a bookkeeper and hiring a cleaning company.
- Payments will no longer be made to individuals without going through the HOA.
- No longer waiving HOA dues in lieu of payment for services rendered.
- Board elections: David and Roger are up for election this year. No one contacted Susan to run for a board position, so David and Roger are reelected, unopposed, to their three-year term.

Doug –

- 2021 under budget \$30k. We put \$20k in money market.
- Starting in 2022 we are changing the way the Administrative Costs account will be handled; credit card account will be itemized instead of showing total charge on card.
- Starting 2022 we have \$65k in money market and \$7k in our checking account (last year we had \$19k in our checking account).
- New category ‘Clubhouse Reservations’. Cost is going to be \$50. We contracted with Scrub Mommies to do the clubhouse cleaning after each reservation. (We had four services that we compared, and we took the lowest bid from Scrub Mommies. One-time deep cleaning \$400-500; \$50/hour for the general, touch up cleaning.)
- Accountant, cleaning company and community improvements (security) are the three areas that caused an increase; all other areas are consistent from last year to this year. This is the first year we’ve exceeded our income; we will pull from the contingency fund since HOA dues won’t increase until 2023.
- All attendees voted for 2022 budget.

Q&A Session -

Q: Why are we storing our pool furniture that far away instead of across the street?

A: The one across the street is \$15 more per month than the storage unit we are currently using.

Q: Can we use part of our common property to build storage? Can we cover it with a tarp?

A: Bylaws and covenant say you can’t have a storage building on any property. Covenant change would have to be voted by neighborhood and involve paying an attorney. Bylaws don’t allow for tarps.

Q: Who is responsible if the furniture falls out of the truck and hits something/someone while moving it to/from storage?

A: The HOA insurance would handle this.

Q: Do we have nonpaying members in the communities?

A: All HOA dues are current; we do not have anyone behind on HOA fees.

Q: Cleaning is budgeted for \$9,700. Is this from the \$50 fee?

A: Some of this money that's budgeted will be from the \$50 and then we will have the difference offset from our income. The Reservation Fee is the \$50 rentals...

Q: We would like an updated neighborhood directory.

A: Hal will lead the updating our directory.

Q: Big ticket items. Is there a set dollar amount to require input from the neighborhood instead of the board making all the decisions?

A: There is no set amount. The intent is to begin pushing information out to you so that everyone is aware of what is going on and you can review/provide any input. Do we need a set amount? Absolutely, if that is what the community wants us to do. No one made a motion to pursue this.

Q: 120 homes provide \$120 from each home as additional income. How are we going to spend it?

A: Total increase is \$14,400 total so this will help build our contingency fund due to the shortfall this year. We would like to see a couple of hundred thousand dollars in there, but this is just our initial thinking, and we are going to have it analyzed to confirm.

David asked for input on upgrades anyone would like to see.... No one mentioned anything.

Q: Any improvement ideas already on the table right now?

A: No, nothing right now; no additional landscaping currently approved or bid out; however, we would like to bid out our landscaping so that will be coming later.

Q: Suggestion: Any line item on the budget that needs a bid, should have a public notice for everyone in the neighborhood, plus some of us might know someone.

A: Public notice sounds like a great idea.

Q: Would like to see our website updated with what's going on in the community; deaths, hospitals, new residents, etc.

A: You can send these to Doug.

Q: Are the same people on the board and committees going to be making the decisions for the pool?

A: The rules are administered by the board but our rules are influenced by your opinion. Please reach out to David with your suggestions. All are welcome to come to the board meetings to share your ideas. Someone suggested an 'advisory board' to do research work to talk to neighbors and provide feedback to the board.