

CREEK HOMEOWNERS ASSOCIATION
Notes of Board Meeting Thursday, April 20th,
Crofton Office – Marsh Road, 5:30 pm

Call to Order: By President Tom Glisson

Attendance: Directors – (x) John Caufield, () Karen Gagie,
(x) Tom Glisson, (x) Ginny Quinn, () Kate Spencer, (x) Tom Shay

Guests –

Phil Lewis (91 CR), Chuck Minster (93 CR), Marilyn Barron-McDonald (129 WC), Ellen Clouser (32 CR).

Mary Ann Keegan – Variance Committee

Reminders and welcome - Tom Glisson

Guests / Open Forum

- Minster (93 CR)
 - Variance submitted in October – work has not begun on his *approved* variance (trees in his courtyard). Processing.
 - Re: Romig landscaping contract details (all owners will receive a clarification statement May 5th)
 - Dead bush and evergreen removed by Romig. Status of replacement?
 - Romig is placing brush and cuttings under the power lines (behind upper CR)
 - Too much mulch
 - Work orders: 4 work orders
 - Deck lights are being replaced – allegedly
 - Window grids are being replaced by Crofton – (allegedly)
 - Paint color wasn't his choice and a section was not covered.
 - Web page takes too long to be updated (much of his concern is about agenda and meeting notes which are published after being approved at the following month's meeting)
- Lewis (91 CR)
 - Evergreens behind his unit are too tall. He has been trimming the vines that are choking the trees, along with general maintenance concerns about clean-up with Romig.
 - Some dissatisfaction with soil which is "too high". A tree is due to be planted. He is not pleased with Romig's customer service.
 - Concern about traffic entering from lower CR into WC. Look into placing a STOP Sign on CR.
- Clouser (32 CR) concerned with general appearance of lawn areas, and a couple of trees. Some trees have died and will need to be replaced. Tom Shay walks the property regularly and is aware of a number of concerns and these are being handled by relative priority, primarily due to financial constraints.

Variance Committee: Mary Ann Keegan, Debbie Bellisario

- 36 CR: storm doors. Crofton approved rear, Committee recommends approval of front

- Landscaping 7 Summer Tree: will be addressed shortly, in conjunction with new policy. Tom Shay will be with property owner.
- Privacy panel 4 Summer Tree – no variance has been submitted to date
- Landscape variances requests will continue to be reviewed and considered.

Social Committee, Sandra Martin. (Reported by Ginny Quinn)

- Spring Fling suggested, in lieu of a Christmas party. Board is open to the idea, pending further action by Social Committee.
- Consider bringing back the Ice Cream social at the Annual Meeting. The Board is supportive and Tom Shay has a contact which may supply the ice cream.
- Shay (CR): consider a 2 day garage sale. Not supported, largely due to poor traffic flow and parking.
- Barron-McDonald (129 CR) inquired about submitting a variance for an elderly neighbor. We are in support.

Nominating Committee - Ginny Quinn

- Tom Shay and Marilyn Barron-McDonald have agreed to run for Board positions. John Caufield has agreed to run for a 2nd term. Slate of candidates will be circulated.

Secretary's Report, John Caufield: Minutes of February / March meeting.
Approved March meeting minutes.

Property Manager's Report, Dan Buccieri:

- Roofing Project – will be more thoroughly presented at annual meeting.
 - Roofing is slated to begin in 2019.
- Shrub maintenance / pruning – already covered
- Road repair
- Large tree replacements
- Genesee Tree will be finishing up regular trimming of trees, plus additional tree work due to the wind storms (no invoices have been submitted yet). General practice is to remove limbs/trees that pose an immediate or emergent threat. Most who have come in contact with the Genesee Tree crews are very pleased with their work.
- Tom Shay and Dan Buccieri (Crofton) regularly walk the community and have been paying particular attention to infrastructure items which need attention. This is an ongoing practice and needs will be built into budget preparations (cold patch road repairs, hot crack filling, and the like).
- Concern with the performance of lawn mowing along steep slope behind some units on upper CR. Additionally, some concern with quality of spring cleanup around the retention pond area (not in the pond proper)
- Dan and John C. are developing a plan to address maintenance and repair of retention pond. Money will be earmarked in 2017/2018 budget to begin an initial phase.

Treasurer's Report, Kate Spencer: YTD Status of FY2016/17 budget and LR capital plan (with Dan Buccieri)

Communications Report - Ginny Quinn

Operations Report - Tom Shay

- Distributed DRAFTS of Landscape Task Force, particularly focusing on Courtyard Policy (Courtyard Plantings). Planning to come up with a limited list of choices for courtyard plantings.
 - DRAFT *Amendment and reinstatement of WCHOA policy 08*. Distributed for consideration and revisions. Comments on this Draft should be sent to Tom Shay.

Comments, if any, of officers and other directors

- Issue of non-compliance with Variance - proposal from George Corella to be approved
- Review of 2017 Key Initiatives
- Discussion of Annual Meeting - June 15th

New Items

- President Glisson met with an attorney who specializes in HOA policy, procedures, etc. The attorney will put together a work plan for our consideration.