

Creekwood Subdivision Annual Meeting Minutes

May 15, 2019

Meeting called to order at 6:30 p.m. at 331 Old Orchard Circle, home of Trustee Chairman, Donna Sertl. In attendance were additional trustees Karen Foster, Dorothy Zander, and John Dalton. Absent was John Coleman. Others in attendance Trevelyn Zander, Tina Schulte, Dawn Cloninger, Sarah Bromschwig, Steve Sertl, Karen Stetina, Krysti Van, Bob Ramaesiri, Joe and Judy Koehler, Jordan Herron, Tim Meyer and Teha Vandeven.

The minutes from last year were read by Dorothy Zander and approved by those in attendance. Karen Foster gave a Treasurer's report (copy attached) and reported that 25 homeowners had paid so far with 40 to be collected. Two homes are in arrears from 2018. A reminder will be sent to unpaid homeowners in late June.

Property Reviews

Dorothy gave a report on derelict and poorly maintained properties including 101 Creekwood, homes on Pebble Lane, 323 Old Orchard, 408 Persimmon, 412 Persimmon and 337 Old Orchard. Other properties were discussed that those in attendance thought needed reminding to keep up general maintenance. Dorothy agreed to write letters giving homeowners notice and setting a date for compliance. It was suggested the some letters should be sent by certified mail. Regarding 323 Old Orchard, It was agreed by those in attendance that an attorney would be retained to follow up if the owners do not make significant improvements within set timeline. It was also suggested that the county be contacted for any assistance they might offer. It was unanimous among the group that this property was unsafe and affected the overall desirability of the subdivision.

Dorothy reported that the commercial trailer and equipment parked on Persimmon had been notified (both the company and the homeowner) that it was unacceptable both by our by-laws and county ordinance. The homeowner had communicated she understood and the trailer would no longer be there and that an off-street parking would be created. We will monitor.

New Business

After review of the treasurer's report it was obvious that the current assessment amount is not enough to cover forthcoming expenses, i.e. road improvement and snow removal. It was proposed that the annual fees be raised and/or a special assessment be made. The trustees agreed to study the by-laws to see what procedures would be needed to go forward with raising the needed funds. A general mailing will be made to inform homeowners of the need and a second general meeting will be held at the appropriate time to put in place any changes being made.

Donna Sertl reported that DCS trash service is significantly less expensive than Waste Management. She supplied the phone number for those wishing to switch. It was noted that multiple trash services are hard on our roads.

Election of New Trustees

John Coleman term expired. Tena Vandeven was elected to replace him by unanimous vote. Karen Foster resigned as Treasurer and Barbara Murphy has agreed to take the position. Dorothy Zander and Barb Murphy's terms expire in 2020. John Dalton and Donna Sertl in 2021.

General Comments and Questions

It was asked if trustees could do anything about barking dogs. Answer: No, call animal control. Planting around Creekwood sign and touch up painting will be done by Vandeven. General visiting took place and meeting was adjourned at 7:54 by Donna Sertl. Everyone was thanked for coming.

Respectfully submitted,
Dorothy Zander, Secretary