

2022 01 11 Carroll Creek Assn Board Meeting Minutes

Board attendees: Bob Fillipucci, Louise Hadley, Andrea Henry, Kurt Schneider, Stacey from Above & Beyond, and by phone were Beth Clouser and Ed Goebel
Absent: Mike Schenk

- I. **Call to Order** – Bob called the meeting to order at 6:02pm
- II. **Minutes** - The board reviewed meeting minutes from 12-13-21. There were no corrections needed. The board approved the minutes.
- III. **Financials**
 - a) The December 2021, year end report was reviewed. The year ended underbudget, with a savings of \$11,948. Accounts Receivable ended with a balance of \$1677 and nine homes in collections.
 - b) The financials were approved.
- IV. **Old Business**
 - a) Holiday Lights Contest Winners
 - i. Andrea purchased the gift cards for the winners and will be delivering them to:
 - 1) 12021 Breezy Knoll, 3606 Boulder Pass, and 12509 Carroll Ridge
 - 2) Andrea will be reimbursed for the HOA expense.
 - 3) Newsletters in the past have included pictures without names or addresses. It was asked if we should get permission from the owners. Because no personal information is included and there has been no negative feedback, permission is not necessary.
 - b) Holiday Light décor clean up
 - i. Bob will get the Lakes, Ed will get the Preserves and main entrance to Carroll Creek, Kurt will get the others. Andrea will help organize for Bob to put in pool house storage.
 - c) Pool Parking
 - i. The lot has been used off season. Stacey contacted insurance with an inquiry on liability because kids have been seen playing there, and occasionally some overnight parking. The agent advised the HOA could display signs to help limit liability. At this time, the Board agreed that the chain used in the past, to close off the entrance to the parking lot, will be put in place. They will revisit the need for new signs in the Spring.
 - d) Ascension Ct property lines
 - i. The owner requesting a fence must provide a Plat Map for further consideration on their project. The Board agreed that the other property line problems that were noticed should be tabled. This includes the Lot with railroad ties used to elevate or level the backyard. These have been in place since the home was built, according to the GIS map.
 - e) Proxies needed to close the October meeting
 - i. Stacey advised that a quorum has been obtained. The Board agreed to hold a separate meeting after the monthly meeting to close the annual meeting business.
 - ii. Stacey advised that many of the emails on file failed with the email blast. It was suggested that we use PayPal payment notices to help populate accurate emails. Stacey will look into this.
 - f) Pool House Stone
 - i. Beth is obtaining quotes from Triscapa, Lawnscape, and We Care Moore. The board will review the quotes once received and discuss proceeding with improving the landscaping around the facility. Ed suggested asking Blue River nursery to quote this project.
 - g) Other

- i. Trees for the Preserves pond – Only need 4-5 trees. To proceed, need to determine placement and finalize quote with Blue River Nursery.
- V. New Business
 - a) Coyotes
 - i. Andrea brought up a concern with coyotes. Other members advised that wild animals will always be a concern given the environment and location of the neighborhood. The Board agreed that safety measures can be put into the newsletter.
 - b) Covenants
 - i. Beth is reviewing these for discussion at subsequent meetings.
 - c) Home Business complaint – 3211 Troutwood (Lakes)
 - i. Bob has assessed this and is monitoring. He has not seen any of the activity reported and the driveway looks okay, too. Stacey sent a reminder letter to the owner, as the covenants prohibit home businesses that impact other residents. Stacey also advised the reporting resident to report suspicious activity, such as swapping license plates, to the Allen County Sheriff. The appropriate actions have been taken at this time.
 - d) BnB request
 - i. A potential buyer called ABCM about short term leasing in the HOA, wanting to use it for medical professionals here for short term stays via Airbnb. The Board discussed. Rentals are currently allowed, except in the Preserves. As such, there are no covenant restrictions on this in the Lakes or Carroll Creek sections. The board suggests advising such buyers that the main concern is that temporary residents abide by the covenants – especially no trailers, boats, campers, or recreational vehicles.
 - e) Ponds – Brush
 - i. Beth sent an email with the brush clean up needs for all the ponds. She would like other directors to review this information to begin making decisions to proceed with this improvement effort. All agreed to review in effort to proceed.
 - ii. There are three homes on Charger Ct pond that will need a letter regarding their sump pump drains. These owners must re-route their drains, extending to the rip rap line, or install a French drain.
 - f) Spring Events
 - i. Andrea is interested in ideas for community events. Beth advised that she has seen a dog parade on NextDoor, which led to the idea of a golf cart parade. This could be tied into registering golf carts, which has to be done each year, just like a vehicle. Beth will check with Enis, the sheriff liaison, on his availability for the golf cart registration. His availability will impact scheduling the event. Other ideas included a bike parade and bringing in food trucks. Andrea will look into food truck requirements and planning a parade route. There will be further discussion.
 - g) Group to help clean homes – Beth advised to strike this agenda item.
 - h) Other
 - i. It was reported that a trampoline has blown into what may be HOA common area. It has been unclaimed in over a week. The Board asked Stacey to contact Chris Eastman for assistance and ask that he first use GIS map to determine if its on HOA common area.
 - ii. 12215 Lanai Ct a 4ft fence went up. Arch Committee does not recall a request, and this is a rental property. Stacey will check records.
 - iii. There are tree stumps on Crooked Cv and Lakes entrance off Bethel. The Board asked Stacey to contact Huntertown to have them removed. It was acknowledged that it could take time for them to get to this work, but the request needs to be made.
- VI. Adjournment - Louise motioned to adjourn, Louise seconded, all in favor. Adjourned at 7:19pm.

Submitted by Stacey Morrow, Community Manager

CCHOA Board Meeting Minutes
February 8, 2022

Board attendees: Bob Filipucci, Louise Hadley, Andrea Henry, Mike Schenk, and Ed Goebel
Absent: Beth Clouser and Kurt Schneider

Andrea called the meeting to order at 6:03pm, Mike Seconded, unanimous

Minutes from January meeting were emailed earlier in the day. Corrections may be sent to Stacey via email.

Financials for January were not ready at the time of the meeting. The board will await January financials and review together with February's at the March meeting.

Pool Furniture: Todd has requested funds to update at least some of the pool furniture. Bob and Todd discussed budget line items where those funds may be used. Ed motioned to approve \$5,000 from our current budget to allow Todd to begin putting together proposals with a re-visit of budget if proposals come in higher. Louise seconded the motion. Passed unanimously.

Pool Tile: The board discussed getting tile quotes for both the entryway and pool steps at the same time for action after the current pool season. It's important that this is done when the cover comes off and possibly before filling the pool.

Pool Stone: The board discussed the quotes obtained by Beth for stone to be placed around the pool fence. Given the current snow on the ground, the board tabled this item because there seemed to be some confusion about what currently exists as far as stone. Several board members expressed an interest in looking around the fence after the snow melts to see if this should be done. Slope of the ground where the stone would go, edging, and other items were discussed. Concern was raised about adding additional stone to an area where those stones could end up inside the pools.

Contact info/Newsletter: Andrea requested to add a QR code or otherwise invite residents to add their contact info into a google form so that we had better email contact info for our residents. As an incentive, it was suggested to add 2x\$25 gift cards to be raffled to those who submit information by a certain deadline. The board liked the idea to see if it would be an effective way to gather information and develop an email database for residents. Additionally, the Spring Fling will take place May 21. This will also be the date for golf cart registrations to have Anis on site at the pool. The Board will look into food truck vendor feasibility for this event as well.

Google Email: Nick emailed the board to indicate that the free G-suite email system that the board currently uses will no longer be available (for free) later this year. Google is requiring users to upgrade to a system that will cost \$6 per email address per month to continue. The board members in attendance did not deem the cost worthwhile or a good use of dues, so the board will be exploring other options to avoid the additional \$600+ per year that keeping the emails will cost the board. Most importantly, the board will need a place for storage of documents/files, which may incur a cost. Bob will reach back out to Nick with some follow up questions and provide a further update during the March meeting.

Bob motioned to adjourn at 7:05; Mike seconded. Unanimous.

Next meeting: March 8 at 6pm.

**CARROLL CREEK
BOARD MEETING MINUTES
April 13, 2022**

Present: Bob Filipucci, Mike Schenk, Beth Clouser, and Andrea Henry, and Stacey Morrow from Above & Beyond.
Absent: Ed Goebel, Kurt Schneider, and Louise Hadley

I. Call meeting to order – Bob called to order at 6:01

II. Minutes corrections for March 8, 2022 – Board approved the minutes as submitted III. Financials – March 2022

- a) Currently \$41,993.92 in checking. 2022 dues are coming in, due May 1st. b) There have not been many expenses so far this year, but most occur Spring-Fall with lawncare, pond maintenance, and pool.
- c) Perry Law advised of two accounts in collections, who have paid most of the balance except the late fees, which is the interest charges. After several months, Perry Law is asking to either close the accounts or go to court. Stacey advised there is an initial court filing fee payable upfront. This fee would be included, so a judgement in the HOA favor would recoup, if the owners pay the judgement. The board would like clarification of how much money they are out with the initial collection process before making a decision. Stacey will provide more information.

IV. Old Business

a) Trampoline – it was gone when Chris returned

b) Pool Tiles – Cover off 4/11 – Board advised the cover was not off on 4/11. Stacey will need to contact Swim Pools. They may have rescheduled with rain. Beth asked that Stacey give them her number.

c) Pool Stone – finalize

- i. Adding stone is still a concern – kids picking them or they end up in the pool. This project will be tabled for further discussion in May.

d) Pool Furniture – Todd ordered

- i. Bob advised that Todd did a great job researching and putting together some options and prices. Todd will also handle the delivery, expected to

arrive before the pool opens. These will require some assembly. If Todd needs assistance Board members may need to volunteer.

e) Pond #1 – Brad Keefer proposal includes both brush & rip rap

- i. The Board wants Brad Keefer to do the brush work but would like to see Brad's proposal split for further consideration. We have other quotes on

rip rap so to compare his cost it needs separated. Stacey will ask Brad to do this.

ii. Letters to owners around pond, notify of work coming

- 1) Stacey will draft a letter for the Board to consider. It should include notice of the work to be done, ask them to mark any known drain tiles that may be in common area, advise waiver of liability, and of they are interested in extending their drain in the common area to contact the Board via ABCM.

f) Newsletter – just submitted, Stacey will get it distributed

g) Covenants restate – estimated at \$15,000

i. Stacey received an estimate of \$10,000 to \$15,000. The attorney advised to budget for \$15,000 but it will likely be closer to \$10,000, depending on the amount of work. The attorney is also willing to work on this over a two-year period. The initial work would be meeting to discuss and decide what is wanted, including reviewing all the sections of the covenants. The second session would be drafting and finalizing.

ii. The Board would like clarification on the 75% requirement. Is it 75% of the association or 75% of each section? Stacey advised this will partly depend on how its presented. If you reduce it down to 3 covenants, once for the Preserves, Carroll Creek, and the Lakes, or if you do a single

covenant that covers the entire HOA.

h) Other – no other old business was discussed

V. New Business

a) Broken Drain tile, Preserves – Brad Keefer presented a quote. Stacey will approach a few other vendors to quotes.

b) Opening pool at 9am this season - The Board is willing to give this a trial run, to see if there is more activity. Todd advised the biggest concern would be the timing in adding chemicals. Stacey is to ask Todd again if he is willing to do the earlier opening.

c) Letters for homes in need of repair – Beth & Louise drive thru has not been completed. They still plan to do this and get addresses to Stacey for letters. d) May 21st – Golf Cart registration; food truck idea – the registration will be 10am 2pm. Food trucks require a bit of coordination and need an anticipated number of customers to be worth their time. This event would not bring in enough customers. Food trucks will not be apart of this event but will be considered for future events.

e) Owner with common area tree concern – This was reported 4/6. Bob assessed and sent the Board pictures via email. There is one fallen tree leaning on other trees. The Board agreed to the leaning tree should be taken care of, leaving logs in the woods, but any other trees would be the homeowner's expense. Beth made a motion to pay \$400 to fall the leaning tree. Mike second. All in favor. Stacey will proceed with the vendor and quote obtained by the owner and communicate this with the owner.

f) Other – no other business was discussed

VI. Adjournment - Andrea motioned to adjourn. Beth second. Meeting adjourned at 6:53pm

Next Meeting: Tuesday, May 10, 2022 at 6pm

Submitted by Stacey Morrow, Community Manager

**CARROLL CREEK
BOARD MEETING MINUTES
May 9, 2022**

Present: Bob Filipucci, Ed Goebel, Beth Clouser, Andrea Henry, Louise Hadley, and Stacey Morrow from Above & Beyond.

Absent: Kurt Schneider and Mike Schenk

- I. Call meeting to order 6:05
- II. Review Minutes for 4-13-22 – no changes, minutes approved
- III. Financials – April 2022
 - a) Late fees – one owner making two payments – Board discussed and all agreed to stick to late fees if not paid in full by due date. The concession is not going to collections.
- IV. Old Business
 - a) Proxy count – need 27 to close April open meeting (Beth) – Andrea turned in 7 more. The Board members will continue to obtain them.
 - b) Ponds
 - i. Broken Drain tile, Preserves – select vendor for repair (3 quotes)
 - 1) Beth motion to accept Snowball Excavating quote. Andrea second. All in favor. Stacey will proceed with contracting the vendor.
 - ii. Pond #1 – Brad Keefer proposal includes both brush & rip rap
 - 1) Need vendor to separate bid as requested. Once done can proceed.
 - 2) letter to owners around pond, drafted for review – Board made suggestions. Edits will be done for further review.
 - iii. Preserves Pond – tree additions status (Beth)
 - 1) Stacey advised if the pond is getting riprap that the trees should go in afterward due to heavy equipment and scope of work. The Board members agreed.
 - c) Entrances
 - i. Paint Entry signs (Beth) – The signs are worn and need refreshed. Ed Kelker volunteered. Bob offered to get the paint. Louise made a motion to proceed with purchasing the paint and the project. Beth second. All in favor.
 - ii. Landscape Entrances (Beth) – This was discussed in years past. There are larger projects on the table and its not in the 2022 Budget.
 - iii. Stump removal (Beth) – The HOA is responsible to remove the tree stumps. Bob is concerned with the liability in working on Huntertown property. Beth with contact Huntertown for a waiver. Beth motioned to proceed with the quote for \$325. Louise second. All in favor. Stacey will proceed.
 - d) Pool
 - i. Tile repair (Beth) – Bob shared pictures of the tile work needed. This will be done at the end of the pool season before closing.
 - ii. Pool Furniture – Board members volunteered to help with assembly.
 - iii. Opening pool at 9am this season – The Board agreed to give this a trial run to see if there is more activity between 9-10am. The message boards will say this.
 - iv. Bob advised there are plumbing repairs needed and he authorized Todd to proceed. Beth motioned to accept repairs \$600 or less and have Andy do the repairs. Bob second. All in favor.
 - e) Architecture Request - Beth's request (Louise/Beth)
 - i. Rental that put a fence up – check for Architecture form
 - ii. Fence with a privacy middle section – check for request approval

- iii. One outstanding request. Per Bob, by default, being past 30 days its approved. The committee must make sure to get decisions timely.
- f) Emerald Mist home business (Louise) – Bob advised Louise to try the Fire Department for the chemical storage concern.
- g) Other
 - i. Bob still looking for storage options for data off Google. July 1st deadline
 - ii. Curb needs repaired at Preserves entrance
 - iii. Bag worms – ask Triscape if any concerns or need to treat
 - iv. Andreas pool card needs changed to 24/7 access.

V. New Business

- a) May 21st Golf Cart registration 10am-12pm – need to cancel due to officer unable to attend, nor can a Board member. Message board will be updated and sign on pool door. Beth made a motion to pay officer \$50 for his volunteer time. Andrea second. All in favor. Also noted, registrations are now good for a lifetime.
- b) Letters for homes in need of repair – Beth & Louise drive thru – Planned for Thursday.
- c) Lattice fence vs standard fence (Louise) – these will need looked into as reported.
- d) Outside storage concerns (Louise) – not discussed
- e) Solar Shingles (Kurt inquiry) – table due to time
- f) Other
 - i. Dandelions – not an HOA problem, its nature
 - ii. Garage Sale signs – Andrea will pick up signs and Bob will get to the posts. iii. Beth volunteered to spread grass seed around the pool to improve the perimeter.
 - iv. Bob suggested a 2023 Project. The pool restroom stalls and floors need replaced. To be discussed further at a budget meeting.

VI. Adjournment – Andrea motion to adjourn at 7:37 and Beth second.

Next Meeting: Tuesday, June 14, 2022 at 6pm

Submitted by Stacey Morrow, Community Manager

CARROLL CREEK
BOARD MEETING MINUTES
June 14, 2022

Present: Bob Filipucci – President, Louise Hadley – Treasurer, Ed Grobel, Beth Clouser, Kurt Schneider, and Stacey

Morrow from Above & Beyond

Absent: Mike Schenk – Vice President and Andrea Henry

- I. Call meeting to order at 6:09
- II. Review Minutes for 5-9-22 – Distributed to the Board late. The Board would like more time to review and tabled for July meeting.
- III. Financials – May 2022
 - a) Bob resolved the PayPal administrative issues that were impacting ABCM getting payment notices or enough detail to post payments.
 - b) There is \$13,309.76 outstanding for 2022 Dues. Payments are due May 1st. Late fees were applied at 30 days past due. Past Due notices went out earlier this month. A final, 10-day demand notice will mail in July. Any open balance after that deadline will be sent to collections.
 - c) No questions on financial report. Accepted as presented.
- IV. Old Business
 - a) Server / Email changes (Kurt) – Bob summarized. A new email has been created, carrollcreekHOA@gmail.com. Most communication is directed to ABCM as it should, but this email may also be used. Bob is still researching the best platform for document storage. The deadline ending use of the Google platform is approaching, which is July 1st. Bob asked the board members to look at the Carroll Creek Google files and pull any communications you feel are necessary for your files, such as emails, charts, or diagrams they may not want to lose. This is to be done by June 20th. Stacey will begin using individual emails as soon as she has everyone's email, which needs to happen soon, so we don't lose current communications.
 - b) Proxy count – needed to close April open meeting
 - i. Beth successfully obtained 7 additional proxies. The Board was encouraged to approach neighbors. We are still short 20.
 - c) Ponds
 - i. Pond #1 – Brad Keefer proposal, status – At the May meeting the Board approved Brad proceeding with the brush clean up, it was just pending getting the work on separate estimates. At the end of May these were received. Bob made a motion to accept Brad Keefer's proposal on for rip rap on the Preserves Blvd pond. Louise second. All in favor. Motion passed. If Triscape will honor their 2021 proposal for rip rap, they will get Pond #1, between Charger Ct & Winding River.
 - 1) letter to owners around pond – pending Stacey's edits
 - ii. Preserves Pond – tree additions status – This project will be done after the rip rap is completed due to heavy equipment used for rip rap install.
 - iii. Rip Rap – pending brush clean up – See discussion above
 - d) Entrances, Paint Entry signs – status – Ed Kelker has done a few and will continue
 - e) Letters for homes in need of repair – Beth & Louise drive thru
 - i. Report presented prior to meeting. Reviewed the report and discussed.
 - 1) Home maintenance should be handled as notice of disrepair or “want to make you aware”. Suggest repairs as it could lead to bigger problems. This includes shingles, siding, trim boards, etc.

- 2) Bob advised the letters for algae on the homes cannot say “mold” on home, and should use the term “stained siding”
- 3) Fences should be handled as a maintenance issue only. There were a few questionable fences that don’t comply to current guidelines, which raised the question of “was it approved?” Instead of approaching these owners as “a request form was never submitted”, it would be best to use the approach of “your fence stands approved but please help us complete our records” and request an Arch form. The board agreed to not invest too much time reviewing architectural forms because the main point is to improve what exists.
- 4) Beth will review the spreadsheet again and make any necessary changes. Stacey will then proceed with letters. There will be no deadlines given but it will ask that any progress updates be reported.

f) Other - no other old business was discussed

V. New Business

- a) Request to deep clean pool restrooms – Todd proceeded to do some scrubbing in effort to improve things. Bob advised that there was probably little that could be improved with cleaning because the floors and stalls are just dated and worn. The Board should consider replacing the bathroom tile and stall partitions in 2023.
- b) Heating the pool in 2023 – There have been requests to do this, especially early in the season. The pool has never been heated because of the cost to do so. It is estimated that heating the pool will have a significant impact on the electricity expense for the pool. This will impact dues but will be factored into the 2023 budget to see the impact.
- c) Other
 - i. Pool Cards were discussed. With costs on the rise, the cost for a replacement pool card may need to increase. Stacey will search records to see if there is an invoice for costs, but no known invoices over the last couple years, and she is still working with what she started with.
 - ii. Stacey would like to be able to have others at ABCM access the pool card system, but the VPN linked to the program is specific to her computer. As such the access cannot be shared. This led to discussion on updating to a new card system. Kurt advised it would still be a web-based program, but the access would be easier to manage and other board members could also administer accesses or shutting off cards on the weekend if a problem arises. This will be discussed further and possibly a 2023 capital improvement project.
 - iii. The problem resident on Tanzanite court was discussed. They continue to store a lot of fertilizer in their garage, which they use for the lawncare business. This is suspected to be a fire hazard. The HOA has no jurisdiction over what an owner keeps in their garage. It was suggested that the concerned owner report this to the Fire Department. ABCM has sent numerous letters to this home for various violations and concerns, one being the business operations at the home, and they refuse to cooperate.

VI. Adjournment at 7:49

Next Meeting: Tuesday, June 14, 2022 at 6pm

Submitted by Stacey Morrow – Community Manager

CARROLL CREEK
BOARD MEETING MINUTES
July 12, 2022

Present: Bob Filipucci – President, Mike Schenk – Vice President, Louise – Treasurer, Kurt Schneider, Ed Goebel, Andrea Henry, and Stacey Morrow from Above & Beyond
Absent: Beth Clouser

- I. Call meeting to order – Mike called to order 6:01, Bob second
- II. Review Minutes for 5-9-22 and 6-14-22
 - a) No changes, minutes accepted as presented
- III. Financials – June 2022
 - a) Move pool furniture expense from Repairs/Maintenance to Pool Improvements
 - b) Lot L-296 recently sold. Stacey advised the dues letter request specified the open balance owed on the account, which should get paid.
 - c) Concerns that \$40k has not been removed from Savings. The savings balance is misleading as this was approved to be used this year. Perhaps it should be a Liability for work in process. Stacey will discuss with Finance Mgr.
 - d) Bob believes he has worked out the problems with the PayPal reporting with Leslie at ABCM. There were a couple replacement pool card payments that ABCM could not line up with an address.
- IV. Old Business
 - a) New platform for file storage – Bob supplied the new HOA email address. Everyone should have access to this email and able to monitor it, print, view, etc.. Majority of correspondences should be going through Above & Beyond, so there should be little activity here. Google account has been cleared and Nick helped ensure nothing was left on that platform before it closed.
 - b) Proxy count, needed 20 to close April open meeting – The Board agreed to hold quick meeting after Board meeting to close out the meeting. Efforts were made to obtain proxies, but no success. There was only discussion and no business to vote on.
 - c) Ponds– last communication, Brad Keefer was 4+ weeks out on this project. Should be starting anytime. Stacey will check in for an update and advise the Board. Stacey still needs to check in with Triscape and their bid for Pond #1 rip rap.
 - i. Pond #1 – Brad Keefer, clean up
 - ii. Preserve Pond – Brad Keefer, clean up
 - iii. Rip Rap 2 ponds, pending brush clean up – Brad Keefer gets Preserves & Triscape is to get Pond #1. iv. Trees on Preserve pond are still anticipated, but pending rip rap completion
 - d) Entrances, Paint Entry signs – Ed Kelker has completed this. All agree he did a good job and appreciate his help. It's a noticeable improvement.
 - e) Stump Removal – Stacey accepted the bid from No Bull Tree Service as it was within the limit set at the last meeting, which the Board approved. These should be done any time, the vendor just got behind with emergencies.
 - f) Other
 - i. Group Homes – there have been reported concerns about these homes. Stacey advised she is in communication with the owners and staffing manager, reporting instances as they are received. The covenants do not prohibit rentals; homes are not restricted to owner occupancy. As such, these homes may exist. The concerns coming through pertain to Lot maintenance, trash overflow, and unpleasant behaviors from the staff

and the handicap residents. The unpleasant behaviors can be considered a nuisance, but at the same time, the handicap residents cannot control their behavior. We can try to address the problems, but these are not matters that would be enforced legally, giving caution to Fair Housing Act.

- ii. Pool open early and staying open an extra week. Both are a trial to see if get more use. Extra costs involved so need to know if it was worth it. Stacey will need to provide evaluation, using card system. Need to confirm Todd can service an extra week, and if so it can stay open. Andrea advised the sign at the pool was never changed, so questions if folks really know its opening earlier.
- iii. Pool tile repair – this will need done when pool closes. Stacey has a vendor she will contact for service; there are not many to choose from. She will coordinate this with the closing schedule.

V. New Business

- a) Wandering Way hooligans – Bob reviewed security footage and confirmed one boy using pool card is among the group of boys that did vandalism – threw rocks in the pool and moved water hose filling pool which flooded entrance hall. They also attempted further destruction but were unsuccessful. Bob suggested a letter be sent to the owner, advising loss of pool access for the season and warn if further access attempt the HOA will involve law enforcement, as it would be trespassing. The board agreed this was appropriate. Stacey will do.
- b) Fallen trees – Stacey is getting regular complaints about the two fallen trees in Lakes of CC. One is along Troutwood and one on east side of entrance. Bob advised, again, these are not on HOA ground so HOA should not cover the expense to remove them. Since this land is now owned by a Developer, no longer the church, they are responsible for maintain the area. Stacey does have a contact now, after having to approach them about dumping storm water into HOA pond, so she will contact them about these trees. In the meantime, advise owners to call Hometown.
- c) Storm runoff into pond in LOCC – Early July, reports of water being drained from the new development going in north of the Lakes of CC. Stacey contacted the Developer. They advised the top layer of farm ground was removed, so there should be no concerns with the storm water that was dumped into the pond. They also advised this should not have been set up this way, as there are other areas they can direct the storm water. There was the idea of checking the ponds for damage from excess water or overflow. Maybe ask Jones Fish if they can access.
- d) Budget Preparations
 - i. Projects for 2023
 - 1) Change pool access system – Kurt will supply an equipment quote. This is an internetbased system, and we have many components in place. The biggest cost will be new cards.
 - 2) Pond rip rap – Continuing with this project will depend on how much money is used this year. If costs are inline, potential to do another pond or two next year.
 - 3) Pool Update – Bathroom stalls, entrance floor and maybe even bathroom doors need replaced. Stacey will work on getting quotes. Would like entrance to be concrete, epoxy coating vs. new tile.
 - 4) Pool furniture – Still need more new furniture. There are still many broken and in poor condition.
 - ii. Pond Mgmt – Bob made a motion to continue with Jones Fish. Mike second. All in favor.
Stacey does not have the 2023 estimate yet but will pass that on when received.
 - iii. Snow Removal (sidewalks) – renew with Triscap? – The Board would like to see the contract to see what all it covers. Tabled for next meeting.

- iv. Heat Pool – The Board is considering heating the pool, especially early in the season. This will increase gas expense for 2023.
- v. Other
- e) Other
 - i. Newsletter – Bob suggested in future editions to spotlight an owner – for example Ed Kelker. Could have owners nominate a neighbor that has been helpful. Can add extended week pool opening.
 - ii. Bob asked if we have check record for Architecture form for fences going up at 12215 Lanai and one behind ResCare home on Tumblebrook. Stacey will search records. The one on Tumblebrook does not look to be within guidelines.
 - iii. Andrea asked if there were volunteers to plant annuals if the HOA would pay for the flowers.
The expense would be reasonable, but the main concerns are watering and taking care of them. There is no irrigation.
 - iv. Louise asked how long with tarps on damaged roofs be allowed. Contractors are really booked out right now, however, if longer than 30-days owners should get a letter. A letter would encourage owners to contact ABCM and advise of their plans.

VI. Adjournment - Mike motion to adjourn at 7:43pm. Andrea second. All in favor.

Next Meeting: Tuesday, August 9th, 2022 at 6pm

Submitted by Stacey Morrow – Community Manager

**CARROLL CREEK
BOARD MEETING MINUTES
August 9, 2022**

No meeting held

**CARROLL CREEK
BOARD MEETING MINUTES
September 13, 2022**

Present: Bob Filipucci – President, , Louise – Treasurer, Beth Clouser, Kurt Schneider, Ed Goebel, Andrea Henry, and Stacey Morrow from Above & Beyond

Absent: Mike Schenk – Vice President

- I. Call meeting to order – Bob called to order at 6:04, Kurt second
- II. Review and Approve Minutes for 7-12-22
 - a) No changes needed. Minutes approved as presented.
- III. Financials – August 2022
 - a) Checking at \$48,514.06
 - b) Accounts receivable is under \$5000; best it has been in years. Any open balances are with collections attorney.
 - c) Overbudget on a couple of categories. Pond maintenance - unexpected repairs for a collapsed drain on the Preserves pond. General Repairs - storm clean up for fallen trees. Pool Improvements - new furniture needed and planned.
 - d) Underbudget on a few items but four months left in the year.
 - e) Finances are good and capital improvements are in line with budget plans.
- IV. Old Business
 - a) Ponds
 - i. Pond #1/Brad Keefer, clean up – ABCM has not received invoice yet, but it is complete.
 - ii. Preserve Pond/Brad Keefer, clean up – ABCM has not received invoice yet, but it is complete.
 - iii. Rip Rap 2 ponds –
 - 1) Brad Keefer / Preserves pond - There have been delays due to weather. Bob reviewed work in process. Doing good job. Completely removed grass around edge for preparation. Should be complete soon.
 - 2) Triscape – Pond #1 (Charge Ct/Winding River) – When Triscape was approached to contract the work, Chris Potter said prices have changed since last year. There were delays getting the revised work, but the contract is signed. They are currently looking at October for scheduling
 - iv. Trees on Preserve pond – proceeding with this improvement depends on the rip rap being complete, as well as reviewing funds remaining. Stacey will get a revised quote from Blue River Nursery, who initially quoted, but too many trees in their plan compared to the HOA’s planned funds.
 - v. The board asked if any of the owners along Pond #1 replied to the letters that went out. The letter had warned these owners about the work to be done. If they had any drain tiles in the common areas these could possibly be damaged or need redirected. Stacey received no feedback on the letter.
 - b) Tree in woods/Berkhill Cv – Partially fallen tree reported in late April still a concern for owner. Owner emailed the HOA, wanting an update. To recap - the owner had lined up a vendor. ABCM got information to get them set up, but then the vendor fell through after several weeks and did not keep two prior appointments. After agreeing to Net 10 payment terms, they changed their mind and wanted payment upon service. The only way to do this would be with a defined date, which they could not do. With the Derecho in June and heavy

storm in July, all tree vendors were, and still are, booked out 4-8 weeks or more for quotes or work. Stacey approached two vendors. One replied. Their quote of \$900 needs revised, separating two trees; the tree holding the leaning tree would be the owner's expense. The board approved accepting this quote, up to \$750. Stacey will get the revision and proceed accordingly and update owner.

V. New Business

a) Budget Preparations

i. Projects for 2023

- 1) Change pool access system – This is tabled, but Kurt will assist in the future if decide to proceed. Other projects need attention.
- 2) Ponds/rip rap and more clean-up – Need ABCM Finance Manager to advise if another \$40,000 can be used for additional improvements next year. Bob suggested staying with two ponds a year, given the expense. There are two smaller ponds in the Preserves that look bad, which are smaller compared to the two improved this year. The U-shaped pond in the Lakes may not need rip rap around the entire perimeter, but just the inlets or coves and drain areas. Beth will approach Brad Keefer for additional quotes on clean up. Possibly could do all clean up needed because rip could be less on other ponds. The pond furthest north in the Lakes should be left alone until the development being created is complete.
 - a. In discussion, the board may consider adding a tree line to the north HOA property line in the Lakes. This will help create a barrier between the two associations. Until that development is complete, this idea is tabled.

ii. Pond Mgmt – renew with Jones Fish

- 1) There have been fewer problems reported this year and they provide regular service updates. Kurt made a motion to accept the 2023 contract with Jones Fish. Beth second. All in favor; none opposed. Stacey will execute contract.

iii. Snow Removal (sidewalks) – renew with Triscape

- 1) A map was provided to confirm the common sidewalks that are done with the service. Louise made a motion to accept their 3yr contract, 2022-2025. Kurt second. All in favor; none opposed. Stacey will execute the contract.

iv. Heat Pool – increase utility expense, gas or electric

- 1) The pool is gas heated. With the pool opening an hour earlier and potentially staying open an extra week in the future, it would be nice to have the pool heated. Not only would it increase the utility expense, but regular use could lead to replacing or repairs, adding other expenses. Stacey has one HOA pool of similar size that is heated through the year; they possibly keep it around 80 degrees. She will provide their costs over the last couple years for the board to further consider. Bob advised this was item #4 on the list of projects, so other projects are a priority at this time.

v. Other – The board has briefly discussed restating the covenants. There are currently 17 sections for 17 covenants, and they are inconsistent and have slight variations. The biggest concern is getting 75% of 637 owners to approve. Stacey advised that it could take some time to obtain the required number of approvals, but it can stay open for months or more than a year. An attorney was contacted for a quote, which was \$20,000-\$30,000. The board feels this is a large investment with an unknown outcome. With other improvements needed, this topic is closed. b) Resident concerns

- i. New development construction / parking – Stacey advised residents are calling about parking in the Lakes where the new development is in process. Stacey has told owner the streets are public, so the HOA has no jurisdiction over the parking and basic laws apply. If workers are parked illegally or creating a right of way hazard, owners should contact the Sheriff. The board advised the Building Dept or the Builder, who is Fleming, could also be contacted. If further reports are received, Stacey will consider these options.
- ii. Maintenance letter responses – There were mixed replies. Some were unhappy because the letter came after the noted repairs were already done. Too, there may have been a few wrong addresses noted, so a few were confused about getting a letter; one sited for fence repairs but they didn't have fence. One owner said they would have liked advance notice on this board initiative. Stacey advised this happens throughout the year with ABCM doing once a month, plus various owners report concerns all the time. It is spontaneous, plus it's a board duty to uphold the covenants. Some have also tended the work noted, and board members have seen some repairs done.
- c) Fall Newsletter – This will come after the open meeting in October and will announce the new board members. It may save money to handle distribution differently. Options includes emailing to those with email on file or posting on the website and announce on the message boards.
- d) The board approved opening the pool an hour earlier this year and the pool stayed open a week longer. Stacey pulled data from the card system to show the activity. There were only a few residents who were there before 10am, doing so around 15 days of the season. There were residents during the extra week, but significantly less than the summer months; there were more on the final weekend than during the final week. Both changes were not advertised well, so the board will try the 9am opening again next year. Extending the pool season is dependent on the weather, as well as the pool manager's availability.
- e) Ed will take down the "pool open" signs.
- f) Director terms are for one-year. Kurt is not seeking re-election. Louise, Ed, and Andrea will run. Beth and Bob are undecided, and Mike was not present to say. Volunteers are needed. Ed will update the message boards. Andrea will post on NextDoor. In effort to pre-form the ballot, the deadline is Oct 1st, as the mailing must go out by October 10th. If there are volunteers, we will need to take nominations from the floor.
- g) Annual Meeting is tentatively set for Thursday October 27th. Stacey is waiting for the High School to confirm it is open to other organizations again. If not, the church is available Wednesday the 26th. The board suggested trying Eel River Middle School if the HS is not available.
- h) The Board will have the monthly meeting for October an hour before the open meeting. VI. Adjournment - Beth motioned to adjourn at 8:08pm. Andrea seconded.

Next Meeting: Annual Meeting October 27th (or 26th), 2022 at 6:00pm

Submitted by Stacey Morrow – Community Manager