

**Creekside Homeowners Association**  
**Annual Meeting Minutes**  
**March 12, 2020**

**Call to Order:**

The Annual Meeting was called to order by President, Jeannie Tucker at 6:30pm at the Jewish Community Center located at 3800 E River Road.

**Roll Call/Proof of Notice:**

Holly Gordon announced that quorum was established. Holly also read the Proof of Notice, confirming notice of the meeting was sent to all homeowners of record on February 21<sup>st</sup>, 2020.

**Crime & Safety Presentation by Lt. James Brady with TPD**

Lt. James Brady and assistant Kara discussed the importance of effective communication between TPD and citizens. Lt. Brady discussed the increase in crime and encourages homeowners to attend the monthly crime meetings. He discussed the cactus theft that occurred within Creekside. Thanks to the flyer that Copper Rose provided to homeowners and TPD, the vehicle that was captured in the homeowner's security video has been identified. Kara discussed preventive measures homeowners can take to prevent break-ins. She provided pamphlets with more information. Lt. Brady and Kara will coordinate an inspection of the community to identify any areas where security can be increased.

**Annual Meeting Minutes:**

A copy of the 2019 Annual Meeting Minutes were provided in each Annual Packet. Martha Martin made a motion to approve the 2019 minutes. Joanne Douthit 2<sup>nd</sup> the motion - all in favor - the motion carried.

**Officer's Report:**

Creekside President Jeannie Tucker reported there was focus on scheduling and organizing throughout 2019 that will be beneficial going forward. Large landscaping projects have been completed and will continue to be an area of focus. Holly printed copies of maps identifying 4 Common Areas around the community to be easily identified if homeowners would like to report issues. Areas 2 & 3 on the map have been cleaned up by the tree trimming company, Made in the Shade. Area 1 was cleaned up by our landscaper, La Primavera. This area and responsibility is shared by neighboring community, Hacienda Del Rio. The website for Creekside has been updated and holds important documents, approved meeting minutes, and community updates. She continues to be in contact with the Ward's office for areas outside the community for clean-ups. The median on Greenlee was just cleaned up today. The ditch will be the next area of focus. She reported there has been more than 60% improvements of violations throughout the community. Jeannie Tucker is thankful to Board Members and CopperRose for their continued focus on improving the community.

Treasurer Martha Martin discussed the financial position of the Association. The Association is doing very well and at the end of 2019 had \$478,451.08 in total assets.

She will continue to focus on high interest rate CDs and ensure the Association's assets are being addressed appropriately. Martha reported updates to the pool are ongoing. The bathrooms have been painted, new lights installed, and new tile was installed as well. Areas that will continue to be focused on is the roof and the kool decking. Martha also reported that the Association will be looking into additional lighting throughout the community as well.

Andy Pezzulo thanked the homeowners for attending. He stressed the importance of homeowners becoming aware of the surroundings of the community to protect themselves.

**New Business -Open Discussion:**

Tom Williams asked what the plan is for the Texas Rangers. Jeannie explained the plan is to have a more natural appearance but not unruly. The landscapers have a schedule on when trimming will take place. He asked about the financial plan and if the reserve study is still focused on. Martha advised the reserve study is still relied upon. The reserve study has not been updated however, it is still followed and the Association has more in assets than what the Reserve Study planned for. He asked about the large increase in postage for 2020. Holly Gordon explained the new law that went into effect in January 2020. Associations are now required to send out monthly statements to each homeowner. The cost is \$1.10 per homeowner per month.

Homeowners can elect to receive the statement electronically instead of by mail.

Lois Wallin asked the Board to install an electric gate along Greenlee to make the community gated. Jeannie explained it's a public street and even if the street is gated, there are still Common Areas that can be accessed which is where a majority of parties committing crimes are entering the community. She volunteered to look into costs for the gate.

Maria Barbosa and Larry Barsh asked about vendors in the community. They suggested a way to identify vendors the Association has hired. Holly advised she could notify all homeowners of the vendors the Association works with and when a job will be done including which vendor will be completing work. Maria also suggested cameras at the entrance for additional security. Jeannie reported security cameras is a topic of the Agenda for the Association and will continue to be researched further.

**Election of Board of Directors:**

Holly Gordon announced that Andy Pezzulo and Joanne Douthit were elected to the board of Directors by a majority vote of the ballots received.

**Adjournment:**

There being no further business the meeting was adjourned at 8:15 p.m.

Respectfully Submitted,

*Holly Gordon*

Holly Gordon

Association Manager

For the Creekside Homeowners Association