

Minutes of the Creekwood Crossing Homeowner's Association Annual Meeting March 28, 2017

Twenty-two homeowners attended.

Prior to the meeting the board had received a suggestion that, if we are having trouble recruiting people to be board members, we should pay a stipend to encourage folks to take the jobs. These amounts were proposed:

1. President = \$2,500
2. Treasurer = \$2,000
3. Compliance Officer = \$2,000
4. Secretary = \$2,000

The total of these payments was compared to hiring a professional management company which charges, on average, \$12,000 per year.

Discussion of this proposal brought out the following points:

- We have been able to find people to take the jobs. We have been without a Treasurer for three years, but the current President volunteered to take on the duties. Also, in response to the flyer about stipends we received an offer from a homeowner to volunteer as Treasurer without pay.
- Even if we hired a professional management company to perform tasks like collecting our dues, we would still have to have a board to make decisions. We would still have to recruit homeowners to serve.
- If we did pay board members they would no longer be classified as volunteers. That would potentially make them personally liable for their actions on behalf of the subdivision. The subdivision's Errors and Omissions liability insurance would also be affected.
- If we paid people we would have the additional hassle of having to issue 1099s.
- It is our sense that our homeowners would not be willing to pay higher dues to cover the cost of either stipends or professional management.

The terms of the current officers will expire in April 2018. Sue Steinkraus will send out a flyer well before that asking for volunteers to be board members. The flyer will describe the duties of each job and the time commitment involved.

Because we lost the lawsuit over the noncompliant outbuilding/playhouse the board is considering amending our deed restrictions to clarify what is allowed and what is not. We will have to get the notarized signatures of both owners of 75% of our membership, i.e. 206 houses x 75% = 155 houses. This will be a daunting task, but several people at the meeting said they would help by being "block captains" to gather signatures or by holding "signing parties" and the like. The board decided to take the next step on this project by sitting down and clearly defining the types and sizes of "outbuildings" which will be allowed before we approach a lawyer to draft the amendment. No specific amount of money for legal fees has been budgeted at this point.

The Treasurer's report stated last year's expenses and current bank balances. There are no outstanding Compliance issues at this time, other than the ongoing process of contacting homeowners whose lamppost lights aren't working.

The annual subdivision rummage sale will be held the weekend before Memorial Day, May 20, 21 and 22.

Respectfully submitted by
Sue Steinkraus, President and Treasurer
Troy Wagner, Compliance Officer
Brad Nasgovitz, Secretary