

## MINUTES ● CREEK MEADOWS OWNERS ASSOCIATION ● ANNUAL MEETING

Wednesday, November 13, 2019 ● Greens Prairie Elementary School

### Establishment of Quorum

Bryan McMurray called the meeting to order at 6:02 p.m. In attendance were Board Members Bryan McMurray - President, Nancy Mader - Vice President, Lara Lewis - Treasurer, Resty Villegas - Architectural Compliance Committee, Cheryl Calame - Landscape Improvement Committee and Jaime Slade - Secretary. Also in attendance were Toni Myers, Terry Thigpen, Stacy Bone representing Brazos Valley Property Management.

### Guest Speaker

James Smith, Project Manager of the Greens Prairie Widening discussed the different phases of Greens Prairie Road. The expected completion date is Summer of 2020 for Phase 1. Phase 2 will extend from Long Creek Lane to Arrington. The county sections are in design, but the county portion will be a little behind because there is not confirmed funding from the county. There will be a public meeting on December 4 at Forest Ridge Elementary at 6:30 to see all of the Design Phases. Royder Phase 2 will be a continuation of the roads currently built and will tie into Wellborn Road. The anticipated construction should start in the spring of 2020. Victoria Road will be brought up to current standards with sidewalks, gutters, etc. with an anticipated start date of 2022/2023. James answered a question regarding signals on Greens Prairie Road and stated the only planned signal planned will be at Castlegate Drive and Woodlake Drive will remain a 4-way stop. However all areas have been designed to be ready for traffic signals to be dropped in at any point should traffic warrant the need.

Esmerelda ??? - Briefly discussed upcoming City Council events which included a meeting about short term rentals and trash pick up being delayed to Saturday for the week of Thanksgiving.

### Treasurer's Report

Lara Lewis presented the 2018-2019 Cash Flow, 2018 - 2019 Expense Distribution, Current Ownership of Properties, Budget Profit/Loss, Collections and Leins and 2020 Budget. She recapped some of the 2020 projects planned which included (ask Lara).

### Management Report

Toni stated that she drives the neighborhood weekly looking for violations. She is still working to get builder lots cleaned up. She will begin to start driving the neighborhood at night to start looking for violations as well.

### Committee Reports

Resty updated that there have been 26 applications to the Architectural Control Committee this year. Most of these include decks, pergolas, fencing and colors of paint. Twenty four have been approved so far and one has been denied for non-compliance.

Social Committee report was presented by Lara Lewis. There was a great turnout for National Night out. The next event will be a Christmas Event at the Estates Park with Santa and a Shopping Bizarre. The plan is to have 2-3 events next year for families.

Cheryl Calmane reported that the website should be live this week. She invited members of the HOA to let us know if there are any typos or any revisions that need to be made. As soon as it is live, we will email the homeowners.

### Community Updates

The Creek Meadows pool is under contract to have the roof enclosed with metal mesh to prevent birds from being able to roost. This project should be started next week. There will also be landscaping started at the pools as well as mulching throughout the neighborhood. The fountain is being replaced and should be up and running soon.

### **Business**

Mr. Sheldon addressed the board about the mowing contract and when they cut the area next to his residence. This has been addressed with the landscape crew and they have agreed to send out a new supervisor to oversee it. His second concern was animal waste in public areas and other neighbors yards. He wanted to let everyone know that if you have two trash cans, you might check your bill because you are paying for an extra can.

Another resident brought up putting up a privacy fence after the widening of the road like at the last meeting. The board said that we had visited it and it is not something that we can do at this time. We can leave the idea open. Any extensions of resident fencing needs to be presented to the Architectural Control Committee.

A resident requested a structure of the violation of fines. TOni reviewed the schedule of violations and will email the resident the schedule. The resident would like the board to raise the fee of the violations.

There is standing water in the street of Cotton Creek. TOni has talked to the City and it was the way the street was designed. The city has cleaned the storm drain. She is continuing to follow up with the city to see about it getting fixed.

The entrance of Tiber Creek Cul-de-sac is starting to cave because of construction. The resident has asked us to keep an eye on it.

Parking at the pool and park overnight is an issue and tow stickers have been placed on the cars. Signs are being printed to place at the parks posting that it is private parking so police can enforce it.

### **Adjournment**

Meeting was adjourned at 7:42.