

Creekside HOA Meeting 11/06/2012  
Held at 2101 Creekside Drive (Marcia Babcock's house)

In attendance were: Board Members - Marcia Babcock, Jim Hassett, Jason Kruse, Susan Gibbs, Andy Torchalski, and Julie Emo

The purpose of the meeting was to discuss current finances/Treasurer's report, the status of the Christmas Eve luminaries, and legal issues for board members.

Agenda Items:

- 1) Treasurer's report:
  - a. Jim presented the current financial reports.
  - b. One resident has not paid their dues at this time. The effort continues to get this balance paid.
  - c. A discussion took place concerning the timing of the annual meeting with respect to the billing cycles that impact the checking account. It was determined that if the annual meeting is held in early March, the balance in the checking account will be able to handle the bills until member dues start arriving.
- 2) Luminaries:
  - a. Susan is heading the luminary project this year.
  - b. Candles, bags and sand will be purchased. Susan has leftover beer, soda, and water from the block party that will be used at the bag-filling party.
  - c. The bag-filling party will be held at Susan's house on Sunday evening, December 23. As always, the bags will be dispersed at noon on Christmas Eve.
  - d. Susan will put together a flyer about the luminaries to include in the December newsletter that Steven Noel sends out to residents.
  - e. A flyer will also be hand delivered to residents the week before Christmas as a reminder.
- 3) Legal Issues:
  - a. Marcia recently attended a City-sponsored legal seminar aimed at HOA organizations. The purpose of the seminar was to educate HOA associations about the laws pertaining to HOAs in the State.
  - b. Board members that are not compensated are not liable legally for decisions and events surrounding the HOA association. Since our board members do not pay HOA dues as compensation for the service on the board, it opens the door somewhat for lawsuits.
  - c. Andy stated that this issue has come up before in Board discussions. The HOA has insurance that covers board members in the event of a lawsuit.
  - d. The consensus is that the Board should address this issue at the first HOA board meeting following the annual meeting. At that time Board members can choose, as a group, to waive HOA dues for Board members or to pay the dues in order to remove all legal liability.
  - e. Also, a sign will need to be posted prior to the annual meeting to remind residents of the meeting. Susan has an old real estate sign that can be used for that purpose.

Meeting adjourned at 8:30 pm. The next meeting has not been scheduled but will be held 6 weeks before the annual meeting.