

**MORGAN HILL'S
CREEKSIDE VILLAGE HOMEOWNERS ASSOCIATION**

**REGULAR OPEN BOARD MEETING
May 11, 2023**

I. VIRTUAL MEETING CALLED TO ORDER: 7:01 PM

BOARD MEMBERS PRESENT:

| | | |
|------------------------|-----------------------|----------------|
| John Zore | President | Present |
| Julia Cook | Vice President | Present |
| Bernd Liebelt | Treasurer | Present |
| Roberta Fonzeno | Director | Present |

OTHERS PRESENT: Grant and Dalia Murdock, Lubna Rana, Lisa Cali, Justin M,

II. APPROVAL OF AGENDA: Agenda approved with the addition of Parking in old business..

III. APPROVAL OF MINUTES: Minutes approved with a correction to reflect Bernd Liebelt was not present.

IV. COMMENTS FROM THE FLOOR:

- Grant Murdock addressed the Board regarding the issue of communication between constituents and the Board and the Management. He asked if there was a specific time line to return emails and request through the website for a response from either the Board or Sue (Management). He and several neighbors have experienced difficulty getting a response in a timely manner. Is there a paper trail, a receipt for email response so response time can be tracked? John Z responded that the Board are all volunteers and as such have personal lives, career obligations and their time is limited. Primarily response falls on Sue (SVPM). Roberta F. explained that Sue was out of town and unable to respond to the question. GM said there had been several emails regarding parking that went unanswered. He said ultimately the problem lies with Sue (SVPM) they are not volunteers and are compensated for their time. GM also asked if the issues with the slurry coat are being addressed. JZ responded that many of the issues were due to the volume of rain we had. However, we have been communicating with Bond Paving and they will be out to evaluate. Lisa C. asked about the sink hole at the front entrance and if that was the paving company responsibility. Board explained that it was PGE issue and they have been working with them to resolve the issue.

V COMMITTEE REPORTS:

- A. **Architectural / Landscape Report:** Sue is out of town and did not include any architectural issues in the packet. No one from landscaping committee was present or had any issues to discuss.
- B. **Maintenance Report:** Larry is home sick and unable to attend meeting
- C. **Financial Report: April 2023 delivered by Bernd Liebelt**

| | |
|-----------------------------|---------------------|
| Revenue: | 71,947.37 |
| Operating Expenses | 29,836.57 |
| Reserve Expenses | 3,545.09 |
| | |
| Balance in Operating | 39,138.12 |
| Balance in Reserve | 1,660,958.82 |

VI: OLD BUSINESS:

- **Painting Project:** Board announced that Option 2 won the vote. It is the grey option with blue doors. The Board met with the designer to confirm the placement of the color pallet on the buildings. JC reinforced that it was of the utmost importance to prepare siding with high quality paint. GM had concerns about some buildings with direct sunlight. Walls facing sunlight have faded quickly. In addition, many areas have plaster putty applied and dry rot. Justin M. asked if the paint color codes can be posted somewhere, J.C. posted them on the screen, she also thanked Bernd for creating the additional mock ups that displayed the colors better.
- **HOA Meetings:** Zoom v. In-person has been a controversial topic. There were only 11 responses to the survey of residents. 65% wanted to remain with zoom while 35% wanted to return to in person. J.C. suggested we have quarterly; in person meetings and the meetings in between remain on zoom. Dalia suggested a meet and greet to get more participation. She thinks there are many members that want more involvement. J.Z.suggested another movie night or other event to bring homeowners together. R.F. it needed further discussion.
- **VII: New Business:**
- **Gate Directory:** No update. CCOI sent a link with video on the new system. Access can be revoked at any time. J.C. requested cost of adding directory at Diana gate. G.M. asked if the gate call box was hardwired into all the homes. No it is Not. G.M. said it seem to having a lot of malfunction. J.C. major issues were caused by the Amazon box. In addition, people running into the gate cause many issues. In a hurry trying to beat the gate. We have identified a few with our cameras and charged them for the damage.

- **Movie Night:** There was further discussion regarding a return to movie night this summer. There was also discussion of other events. GM suggested a community BBQ with lawn games for adults and children. He also volunteered to help cook if needed. It takes volunteers to organize the event and run it. The HOA will sponsor the event and pay for supplies. It was suggested, a flyer be prepared and posted to solicit volunteers.
- **Parking:** L.C. feels like parking spaces are becoming less and less available. Parking issues seem to be escalating back to before permits. GM reported many vehicles parking overnight without permits. The Board reported that it goes back to enforcement. No one steps up to participate on a parking committee. GM complained that he receives tickets for backing into a parking space while other vehicles are not ticketed for no permit. There was discussion on the backing in rule. J.Z explained that even with backup cameras vehicles are still backing into the fence causing damage that costs the HOA. G.M. suggested installing posts at each parking spot.

VIII. Board Member Reports: Julia C. reminded the members that Board Elections were coming up in July. If anyone is interested in running for a position there are forms available on the website to complete and submit to Sue, SVPM.

VIV: Future agenda items:

REGULAR MEETING ADJOURNED at 8:12PM

Respectfully submitted,
South Valley Property Management
Association Manager

Secretary

