

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

**REGULAR OPEN BOARD MEETING
June 8, 2023**

I. VIRTUAL MEETING CALLED TO ORDER: 7:02 PM

BOARD MEMBERS PRESENT:

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

OTHERS PRESENT: Sue Fullington, SVPM , Larry Atwell, Maintenance
Bob Benevento, Justin Miller, Laura Zore, Than Thoo, Christine Langell

II. APPROVAL OF AGENDA: Agenda approved with the addition of Dunne Avenue Gate Access in Old Business

III APPROVAL OF MINUTES: Minutes approved as submitted.

IV COMMENTS FROM THE FLOOR: John Zore, recited the rules for making Comments from the floor.

- Christina Langell reported that there was a wonky board on the deck at the entrance to the gym. In addition there was a nail that was working it's way out and may cause a trip hazard. Board advised a work order would go out to resolve the issue.

V COMMITTEE REPORTS:

A. Architectural / Landscape Report: Christin advised that she had talked with Sue about scheduling a walk through with the landscape committee and Alpine. Christina suggested going forward they use the slurry map and each member of the landscape committee take a section that they pay attention to on a regular basis. Then when they have a committee walk through with Alpine they will be better informed of the issues. Roberta F. commented that was a great idea to make the committee more efficient. Julia C. commented that the size of the complex was underestimated and that would be a helpful concept, she also suggested they might want to use the "doodle" app to schedule times to meet.

SVPM reported on an architectural application submitted by Jesse Miller @ 576 CSL to install a roof cap vent for a new water heater. The old one is metal and may cause moisture issues. The new one would be PVC and

painted to match the roof color. Roberta F. said she could not clearly see in the picture what the new one would look like. There was concern if the new one was smaller than the existing vent there may be concerns about leaks. It would need to be properly sealed and the owner would have to take responsibility for any damages to the roof. The Board said they would like to have further discussion but would get back to Justin ASAP so he could move forward.

B. Maintenance Report: Larry reported the cleaning crew was doing a great job the Saunas were sparkling clean. * Fans in the gym are installed however signage for proper usage is needed. * PGE repaired the sink hole they left by the Dunne Ave. entrance and it looks good. *Larry reports one of the pumps to the water features has sprung a pinhole leak. They are working on making the repair in house. A new pump body would cost around \$6K with the motor about \$9K. *Butterfield wall by Diana side is eroding around the bottom. * Also there are places around the complex where the concrete slabs are settling causing potential trip hazards. They will do an evaluation some they may be able to grind down and some will have to be replaced. They have put yellow tape in any areas that may cause a trip hazard until it can be resolved. * They distributed the mulch created by the pine tree that was removed around the complex. * 506 CSL back fence replace in house, homeowner pleased with the job. *Taped lines for pickle ball on the sport court will eventually make permanent.

Julia C asked if the pump they referred to was the same one that was discussed a few months ago. It was determined that it was one in the same. She also inquired about the history of the scheduling of the Dunne Avenue gate. It was determined that there had been several different schedules during the history. At one time it was open during commute hours and on weekends. Gate issues didn't seem to change much no matter what the schedule.

C. Financial Report: May 2023 delivered by Sue Fullington

Revenue:	68,062.59
Operating Expenses	37,077.59
Reserve Expenses	20,902.50
Balance in Operating	15,076.82
Balance in Reserve	1,728,294.82

VI: OLD BUSINESS:

- **Painting Project:** John Z. reported the color selection had been made and they are moving on with soliciting proposals. SVPM reported they had reached out to 3 commercial painting companies to request proposals. They were all give the same scope of work to use for the proposal so we will be getting apples for apples and they each have a fair shot at the work. We should have 3 proposals in the next couple of weeks to work with.

Two of the companies have in house construction department so they can move along and be better coordinated.

- **HOA Meetings: John Z,** reported that they have revise the Board meetings to accommodate both in-person and virtual meetings. The survey indicated more homeowners preferred virtual and they do get more participation. However, there were also a number of homeowners interested in in-person. Beginning with the Annual meeting in July in-person meetings will be held every quarter with the meetings in between remaining in a virtual format.

Roberta F. asked if we have had any input from homeowners interested in running for a Board position. SVPM reported they had not received any inquiries and Julia C also reported none had come through the website.

Garage Sale is scheduled for June 24th from 8-3. Larry will put signs out on Tuesday of that week and the gates will open at 7:30.

- Summer BBQ/Movie night: Sue reported that one homeowner had reached out about helping however, she wasn't interested in heading up the event. Julia advised she had talked to a homeowner, Lisa S that may be interested in helping organize the event. Still a work in progress
- Dunne Avenue Gate Directory. Julia C said she spoke with Ashley from CCOI gate and we would not have to use the app to use the access modem. Cost will be \$7K to install and \$174 per month for maintenance. After further discussion it was tabled for later discussion.
- Parking: Roberta and Julia walked neighborhood and 14 vehicles were parked without permits. The inspection was done at 3/30 PM, Larry reported that he doesn't see many violations at that time of day. Parking continues to be an issue. Roberta said we need to come up with something to get homeowners to register their vehicles. Larry suggested they start fining. This can be an issue if the vehicles are not registered, it will be difficult to find what homeowner is at fault.

- **VII: New Business:**

VIII. Board Member Reports:

VIV: Future agenda items:

REGULAR MEETING ADJOURNED at 8:12PM

Respectfully submitted,
South Valley Property Management
Association Manager

Secretary

