**Little Creek Farms Homeowners Association**

**Meeting Minutes: November 2nd, 2022**

Location: Bob Wachowski’s residence

1. Meeting called to order at 7:00pm by Bob Wachowski
   1. Board Members in Attendance: Bob Wachowski, Jim Root, Jared Forrey, Steve Grove
   2. Board Members not in Attendance: Joe Keefer, Casey Herman and Angi Mandes
2. Reports of officers and standing committees
   1. Chairman’s report: Bob Wachowski
      1. Complaints of house with broken truck and trash. Letters will be sent. Reminder that complaints must have name and address of person(s) filing complaint. Best to talk with your neighbors first.
      2. Thank you to the board for their work, especially Steve Grove for going above and beyond. And to all who continue to keep the association a great place to live. Thank you to Emma Wurm and Jack Wachowski for spending hours cleaning trash from the creak.
      3. The remaining 5 trees on Farm Cross Way will be trimmed 2-3 feet up to allow for mowing and the first tree at the corner of Farm Cross and Greenmeadow will be removed for better site line of traffic.
   2. Vice President’s report: Jim Root –

2.2.1 Complaint of boats and trailers parked on properties. Jim will compose letters to be sent

* 1. Secretary Report: No Secretary at this time, please volunteer for this position
  2. Treasurer’s Report: Jared Forrey
     1. Outstanding dues for vacant lot on Farm Cross and one homeowner owes partial dues
     2. Account balances discussed and will be available on the H.O.A. website
     3. Budget for 2023 was agreed with an increase in Inception fees and resale certificates for the sale/purchase of homes. Dues will remain the same for 2023 and increase to $185 per year in 2024. Budget will be available on the H.O.A. website.
  3. Architectural Review Committee: – no report
  4. Grounds Committee: Steve Grove
     1. 2022 work: Work on the retention pond was started and will be completed as weather permits, plants that died at the front of the neighborhood, have been replaced, walking trail was trimmed and a thank you was given to Bob Wachowski and his boys. Estimate was received for drainage between walking trail and church. Estimate was approved and waiting on completion. This project may take place in 2023
     2. 2023 work: township was contacted on three different occasions about sink holes around storm drains on all streets with the hopes of these being fixed in 2022 or 2023. Steve will continue to reach out to Shiloh Water to help pay for the cost of repairing the walking trail leading to the pump house.
  5. Social Committee: Bob Wachowski for Casey Hermann
     1. Yard sale will be May 19th and 20th. A second yard sale will be discussed at the beginning of 2023

1. Old business: Speeding in the neighborhood, remind neighbors to “slow down” and stop at stop signs. How can we change the bylaws if we can’t get a majority of H.O.A. members to attend a meeting?(see new business)
2. New business:
   1. Can we add addendums to the bylaws in order to help enforce the bylaws. The board will look into this.
   2. How will the H.O.A. address a homeowner renting their home? The board will look into this
   3. With the increase in “outside” traffic on the walking trail, can “tasteful” signs be posted at the entrances of the walking trail stating that the trails are for use of Little Creek Farms residents and their guests only? Steve will look into the cost of these signs and have installed after approval by the board.
   4. In 2023 the board will not meet at the township quarterly. The board will communicate via email and in person in the neighborhood. Any issues that arise and need to be addressed with the board will take place via zoom or in person (location determined as needed)
3. Meeting adjourned 8:00pm by Bob Wachowski