**Little Creek Farms Homeowners Association**

**Meeting Agenda: December 1st, 2021**

Location: Bob Wachowski’s residence

1. Meeting called to order at 7:05 pm
   1. Board Members in attendance: Bob Wachowski, Steve Grove, Casey Hermann, Joe Keefer
   2. Board Members not in attendance: Jim Root, Jared Forrey, Angie Mandes
2. Reports of officers and standing committees
   1. Chairman’s report: Bob Wachowski
      1. Meeting dates held at the West Manchester Township building at 380 East Berlin Road for 2022 will be:
      2. Board meetings: February 2nd, May 4th, September 7th
      3. Annual community meeting: November 2nd
      4. Board members for 2022:
      5. Bob Wachowski (President), Jim Root (Vice President), Jared Forrey (Treasurer), Angie Mandes (Secretary), Joe Keefer (ARC Committee), Steve Grove (Grounds Committee)
      6. A request was made to remove dead tree(s) and stumps in common area between Wheatfield and Greenmeadow. This request will be taken care of by Steve and/or Bob.
   2. Vice President’s report: Jim Root (not present)
   3. Secretary Report: Angie Mandes (not present)
   4. Treasurer’s Report: Bob Wachowski
      1. Dues from 2021 have all been paid in full. Invoices for 2022 will be sent out as soon as the budget is seen by the HOA and approved by the board. Invoices will be printed and sent out by Angie and/or Bob.
      2. Account Balances
         1. Operating Fund $5,139.65
         2. Reserve Fund $95,641.84
      3. Budget for 2022 was tentatively approved with minor changes and will be available on the website for HOA members to view. After any community comments, the board will vote on the budget for 2022.
   5. Architectural Review Committee: Joe Keefer
      1. 4 resale certificates have been issued for 2021.
      2. Many ARC approvals have been approved with no issues.
   6. Grounds Committee: Steve Grove
      1. 2021 saw no large projects, just the normal maintenance.
      2. Steve will check with township on the vacant lot on Farm Cross to see if any information is available.
      3. Projects for 2022: 1) Retention-pond clean-up needs to be considered and Steve will look to get estimates on this project. If the estimates are too high, we will ask for community volunteers to help clear the overgrown retention area. 2)Steve will check with water company to split cost of repaving the walking trail that the company truck has damaged. 3) Steve will look to get estimates to excavate dirt and replace with rock between the walking trail and the church property to help control the water issue.
      4. Board voted to approve Mike Heist for the mowing contract of the HOA common area for the next three years.
      5. Board gave approval for some children in the neighborhood to decorate the front fence with white holiday lights.
   7. Social Committee: Casey Hermann
      1. The two dates for the 2022 community yard sales will be May 20-21 and August 5-6.
      2. Baskets will be delivered to four new home owners in the development.
      3. Resale certificates need to be communicated to Social Committee and Secretary for gift baskets and to keep the directory up to date.
3. Old business: no old business
4. New business: no new business
5. Meeting adjourned at 8:00 pm