Little Creek Farms Homeowners Association

Minutes: Quarterly Meeting July 10, 2019

1. Meeting called to order by Jennifer Drasher at 7:03pm

Members of the board in attendance: Steve Grove, Jared Forrey, Joe Keefer, Casey Hermann, Jennifer Drasher

Houses represented: 2810 Barton Circle

2. Reports of officers and standing committees

2.1 Chairman’s report: Vacant

2.2 Vice President’s Report: Vacant

2.3. Secretary’s Report: Jennifer Drasher

A. Minutes from November 2018 annual meeting approved

2.4 Treasurer’s Report: Jared Forrey

A. Operating account $10,209.84 as of May 31, 2019

B. Reserve account $101,734.39 as of May 31, 2019

C. Past due HOA payments

1. 1444 Wheatfield Drive

2. 1464 Wheatfield Drive

3. 1464 Farm Cross Way (vacant lot)

2.5. Architectural Review Committee: Joe Keefer

A. Two resale certificates

1. 1403 Greenmeadow closed 06/14/19

2. 1441 Farm Cross Way set to close 07/19/19

2.6 Grounds Committee: Steve Grove

A. Large wooden bridge on walking trail to be replaced. Two bids received.

Keller Contracting-replace bridge as is $8754.00, replace bridge and extend width to 6ft $9604.00

Bob Wachowski- replace bridge as is $5700.00, replace bridge and extend width to 6ft $7200.00

Concerns were raised that if the bridge were widened, cars or four wheelers may attempt to cross the bridge causing damage. The board elected to replace the bridge as is and accept the bid from Bob Wachowski for $5700.00. Replacement date to be determined.

B. Bids were received to redo landscaping around the signs at the front of the development

Heritage Lawn Care $4735.00

Hively Landscapes $5315

There was discussion about asking members of the community if they would like to come together to redo the landscaping rather than hiring a company. Ideally this would be done in the fall but it can also be done in the spring.

C. The well at the front of the development is in need of repair. The sump pump was last replaced 11 years ago. Two bids were received.

Bruce M Creager- $4973.00 to replace everything in the well pit including the sump pump

Stambaugh Plumbing- $1775 to replace only sump pump

The board elected to accept the bid from Stambaugh Plumbing for $1775.

2.7 Social Committee: Casey Hermann

A. There was interest on the Facebook page in having a 2nd community yard sale this summer. A vote was taken on the Facebook page and the date with the most votes was 08/16/19-08-17/19. Casey checked with the Township and we are allowed to have two yard sales per year. Casey will put yard signs out on 08/12/19 to advertise.

B. Casey has one welcome basket left. Whitecomb’s can put together a basket versus Casey buying different items and putting them together with a Whitecomb’s gift card. The gift baskets have been well received by the new families in the neighborhood.

3. Unfinished Business - none

4 New Business

4.1 Barry Jennings has stepped down as HOA president as of 06/01/19. We are in need of an HOA President as well as a Vice President. No community members have expressed an interest in filling either position at this time.

4.2 Resident reached out to Casey about a common area tree that fell into her property. Steve is taking care of removing the tree.

5. Meeting adjourned by Jennifer Drasher at 7:37pm.