

CREEKSIDE HOMEOWNER ASSOCIATION
2025 ANNUAL MEETING MINUTES DRAFT
April 3, 2025

An annual meeting of the Creekside Homeowner Association was held on April 3, 2025, at the North Liberty Library in North Liberty.

ROLL CALL

Present:

Cook Circle: 1557, 1562, 1565, 1572
Sadler Drive: 1500, 1515, 1530, 1570, 1572
Vandello Drive: 27, 45, 65, 67, 82, 85
Vandello Circle: 1497, 1532, 1535, 1607, 1627, 1643, 1650, 1652, 1697

Present by Proxy:

Cook Circle: 1567, 1570, 1577, 1582, 1587
Sadler Drive: 1472, 1507, 1517, 1532, 1550, 1577, 1590, 1592
Vandello Drive: 87, 90, 92, 97
Vandello Circle: 1455, 1477, 1495, 1507, 1512, 1517, 1530, 1555, 1557, 1590, 1597, 1615, 1617, 1622, 1625, 1640, 1655, 1657, 1660, 1662, 1680, 1687, 1690

Absent:

Cook Circle: 1550, 1552, 1555, 1560, 1575, 1580, 1585
Sadler Drive: 1470, 1490, 1492, 1502, 1505, 1510, 1512, 1535, 1537, 1552, 1555, 1557, 1575, 1595, 1597
Vandello Drive: 20, 22, 25, 40, 42, 47, 80, 95
Vandello Circle: 1405, 1407, 1415, 1417, 1435, 1437, 1450, 1452, 1457, 1475, 1490, 1492, 1500, 1502, 1505, 1510, 1515, 1537, 1550, 1552, 1570, 1572, 1575, 1577, 1592, 1595, 1605, 1620, 1635, 1637, 1641, 1642, 1670, 1672, 1675, 1677, 1682, 1685, 1692, 1695

Also Present: Lindsay Seibert and Alyson Martens, Keystone Property Management

B. Mason, the President of Creekside Homeowner Association, called the meeting to order at 6:02pm. Roll was called, and a quorum was established. L. Seibert offered proof of notice of the meeting time and place. The minutes of the previous meeting were presented to the members via the online portal. With no questions about the previous meeting minutes the board approved the minutes.

REPORTS OF OFFICERS and MANAGEMENT REPORT

B. Mason commented on the reasons for the existence of the Association, which include the fact that the members own property in common and that the Association must have liability insurance to operate. Other common elements include lawn care, snow removal

and maintenance of the sidewalks, etc. B. Mason stated that a digital copy of the Association's Declaration and Bylaws can be found on Keystone Property Management's website, and owners have access to an online portal where they can view their account with the Association and retrieve other information. B. Mason also stated that owners who sell their homes have a legal obligation to disclose to the buyer that their property is subject to an HOA.

UNFINISHED BUSINESS

Amendment to Bylaws: Late fee Policy: B. Mason explained that the lawyer got all the proper paperwork in place, and everything is good to go. The members just need to vote on this. To pass this amendment 81 of the members must be in favor of it. Currently, we do not have enough people to vote on this.

NEW BUSINESS:

2025 Budget: B. Mason told the members that it is up to the board to make a budget to share with them. He also discussed how the members were able to give their opinions and things would go from there. B. Mason told the members that they were not in the red at the end of last year. B. Mason had a breakdown of all the expenses and how they compare year to year. B. Mason said that the budget for 2025 is the same as last year. B. Mason moved to approve the 2025 budget. The motion was seconded by J. Davis. With all in favor the budget was approved.

Delinquencies: B. Mason showed that the delinquencies have improved. There are about 14 people who have not paid dues. B. Mason talked about the options to try and get the people to pay. We could put a late fee on their account, put a lien on the property or report them to a credit bureau. There was discussion about what is involved in reporting people to credit bureaus and what the cost would be for the association.

Meetings: A member asked about having the meetings via Zoom or Hybrid to get more participation. The board is going to investigate what that entails.

ELECTION OF DIRECTORS:

An election was held for the Board of Directors for next year. The current Board of Directors consists of Jonathan Davis, Dana Bailey and Bryan Mason. J. Davis is stepping down from the board. With that said there is an opening on the board. B. Mason made a nomination for Alex Landenhorst to join the board. The motion was seconded by J. Davis. All owners were in favor of the nomination. The results of the election were as follows:

Bryan Mason	Elected to a One-Year Term
Dana Bailey	Elected to a One-Year Term
Alex Landenhorst	Elected to a One-Year Term

ADJOURNMENT: A motion was made by B. Mason and seconded by A. Landenhorst to adjourn the meeting. The meeting was adjourned at 6:39pm.

Respectfully submitted

Lindsay Seibert
Keystone Property Management