

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

**REGULAR OPEN BOARD MEETING
November 10, 2022**

I. VIRTUAL MEETING CALLED TO ORDER: 7:00PM

BOARD MEMBERS PRESENT:

Bob Benevento	President	Present
John Zore	Vice President	Present
Bernd Liebelt	Treasurer	Present
Julia Cook	Secretary	Present

OTHERS PRESENT: Larry Atwell, Sue Fullington, Roberta Fonzeno, Enis G. , Eddie, Carlos M

II. APPROVAL OF AGENDA: Approved as submitted

III. APPROVAL OF MINUTES: Approved as submitted

III. COMMENTS FROM THE FLOOR:

- Carlos Murillo asked about solar installation. Bob B. reported the Board was working on a policy for both single family homes and townhouses with common roofs.
- **Bob** Benevento introduced Roberta Fonzeno as the new Board member to fill the vacancy left by Lisa Cali. Roberta has participated on the landscape committee, writes the newsletter and attend meetings on a regular basis.

IV COMMITTEE REPORTS:

A. Architectural / Landscape Report: SVPM reported that they had no further interest from any homeowners to participate in the landscape committee. Enis G is the only homeowner that has volunteered. Carlos M and Christine L. both volunteered to join the committee. Christine asked what the committee does. Roberta reported that normally they meet on a Saturday around 9:00AM with a representative of Alpine. They walk the complex and point out areas that need attention. The Board requested SVPM coordinate a meeting for the landscape committee. JC reported some of the walkways are overgrown between buildings. Enis reported the lights on timers had not been adjusted for the time change.

- B. **Maintenance Report:** Larry reports the solar heating for the pool has been turned off for the season. Bond Paving returned and touched up the areas that needed it and left some material for Larry to touch up when needed.

C. **Financial Report: September 2022**

Revenue:	63,720.00
Operating Expenses	27,095.00
Reserve Expenses	40,551.00

Balance in Operating:	21,436.00
Balance in Reserve:	1,509,090.00

VI: **OLD BUSINESS:**

- Status of editing Rules - Board has been working on reviewing the rules and editing the language for several months. JC reported the Board needs to meet one more time to finalize the new book. There won't be any significant changes mainly cleaning up the language. When it is complete it will be published on the website for all members to have a chance to review and comment.
- Christine L asked why the official Association Facebook page had been suspended. JC explained that the site was not being used in the way it was intended. The Board is currently looking for alternatives to push notifications out to the community.

VII: **New Business**

- Gutter proposal in the amount of \$6,010 was approved. B.L moved to approve, JC 2nd the motion and it was approved unanimously.
- Budget: Bob B reported that the dues would be increasing to \$325. Last year was the first raise in 10 years from \$330 to \$310. All cost continue to rise. Insurance being the largest increase especially the earthquake portion.

VIII. **Board Member Reports:**

REGULAR MEETING ADJOURNED at 7:54 PM

Respectfully submitted,
South Valley Property Management
Association Manager

Secretary

