

**Moss Creek of Hillsborough Homeowners Association, Inc.**  
**Minutes of Board Meeting – April 21, 2022**

1. **Call to order:** called the meeting to order to order at 7:14 pm on April 21, 2022. Meeting was held virtually.
2. **Directors present:** Sandra Gorman, Denise Lowery, Ruth Ann Morris and Chrisje Mays
3. **Directors absent:** Barry Gerth
4. **Establishment of quorum:** Quorum established with 4 attendees
5. **Members present:** Gary Sussman, Lisa DiVasta, Christine Cashen
6. **Management present:** Krista Richey
7. **Proof of notice of meeting:** Sandra Gorman confirmed notice was posted on April 18, 2022.
8. **Approval of minutes:**  
**Reviewed November 02, 2022 Membership meeting minutes**  
Motion made by: Chrisje Mays      Seconded by: Denise Lowery  
In favor: all      Opposed: none
9. **Treasurer's report: \$**  
\$32,000 operating expenses, \$126,000 in reserves.  
Budget line items not touched  
2021 tax return and case receipts
10. **Approval of financials: March financials through February to accept**
11. Motion made by: Chrisje Mays      Seconded by: Denise Lowery  
In favor: all      Opposed: none

**12. New Business**

New Director's

Lisa DiVasta withdrew application for board position  
Ruth Ann Morris appointed Director At Large

Will revisit board assignments when a full board is present

Management Company Contract

Merit's will be under contract until December 2022

Board members will actively begin investigating and interviewing for a replacement management company

Power Washing

Possibly contract out for power washing the community bench at entrance, pedestrian gate and fence along Balm Riverview Drive depending on cost

**13. Old Business**

Landscaping Proposal

Need sod and landscaping for common areas

Re-sod the front

Trim the landscaping

Annual spring maintenance

Fresh mulch 3" deep (should be in contract to maintain this level)

\$2,100 every year

Motion made by: Denise Lowery      Seconded by: Ruth Ann Morris  
In favor: all

### Children's bike helmets update

- Saturday, February 26, 2022 10-11 AM
- 20 helmets were available
- 3 children attended and 3 helmets were given out
- Hillsborough County Sheriff's Department Master Deputy Taveras inspected bikes and adjusted them
- Taveras gave lessons on safety
- Taveras will return in the fall for another bike helmet event

### Key Distribution

- Keys to the front vehicle gate and bulletin board will be disseminated to later identified board member to ensure that they are accessible when necessary

### Changes to HOA Guidelines and architectural Guidelines

- Additional fencing colors, artificial barriers and updated exterior home color combinations will be discussed at an intermediated meeting
- During the meeting a list of possible changes will be compiled
- Changes will be voted on at the July 21, 2022 Board Meeting, after 14 day notice
- Intermediate meeting date to be May 12, 2022

Motion made by: Ruth Ann Morris      Seconded by: Denise Lowery  
In favor: all

### Speeding in the Community

- Sandra Gorman advised speed study in progress
- More data is needed to draw a conclusion
- Young man who was seen speeding was asked to slow down
- Ruth Ann Morris' son was almost hit by speeding vehicle
- Several members of the community have exterior video surveillance cameras that can assist in capturing speeders on film

**14. Next Meeting date:** May 12, 2022 @ 7pm. Virtual Zoom.

### **15. Adjournment:**

Made by: Denise Lowery      Seconded by: Ruth Ann Morris

In favor: all                      Opposed: none

**Meeting adjourned @ 8:01 pm**

Denise Lowery  
Secretary

Date: April 21, 2022