

Creekside HOA Meeting (work session) 3/26/2012
Held at 2101 Creekside Drive (Marcia Babcock's house)

In attendance were: Board Members - Marcia Babcock, Jim Hassett, and Julie Emo

Other attendee: Pat Zolotar

The purpose of the meeting was to discuss Landscaping issues.

Agenda Items:

1) Landscaping

- a. \$180 refunded due to not doing the cleanup last fall. Dead foliage was removed in the last couple of weeks instead. \$180 credit is shown on the first bill for this year.
- b. The Landscaping Contract is \$3223 for the year. Dan Mispagel signed the contract. It will be billed on a monthly basis, \$358 each month (March through November 2012). Bills will be sent to the HOA's post office box.
- c. The irrigation controller was falling off the wall supporting it. Pat and David Zolotar fixed that. The controller is likely to last another 3-4 years before it will need to be replaced.
- d. Backflow testing. There are two backflow preventers – one at the main entrance area, and one at the cul-de-sac. One of the two fails the testing on a regular basis, though the City doesn't do anything to require replacement. The board members in attendance authorized Pat to get an estimate for either rebuilding the existing backflow preventers, or replacing them.
- e. The trees around the main Creekside sign were trimmed last fall. The charge for that will be billed (\$10).
- f. Mulch is needed at the main entrance and the cul-de-sac. The board authorized Pat to get a bid for that work using gorilla hair mulch.
- g. The flood control project that is in progress will eventually close Ridgeview Drive while the bridge on Pike Road is replaced and the road is re-graded to raise the elevation. Ridgeview Drive will also be re-graded to allow it to match the elevation of Pike Road. Concern about the existing irrigation piping that runs under Ridgeview Drive at the signs was voiced. We will make sure the contractor knows about that piping. If possible, we would like a separate water meter to be installed during this project so that Rainbow Ridge gets billed directly for their water use (currently we bill them for their portion).

2) Fence Repair

- a. A short discussion was held about fences Marcia will walk the existing perimeter fence with a contractor prior to the Annual meeting to establish the current condition of the fence, and the estimated cost to replace the perimeter fences.

3) Additional discussion items

- a. Since the opening of the bike trail extending toward Boulder, the bike path around the park is much busier. Concern about the safety of pedestrians was voiced. We decided to contact the city about additional signage and other traffic mitigation items that might help the situation. A discussion of this issue will be held at the Annual meeting.

- b. A local LDS church will be cleaning up the area along the Creek in May. They are looking for neighborhood volunteers to help. This will be addressed in the next newsletter.
- c. The HOA Website was discussed. Marcia or Jim will contact Matt Wood to see if he wants to give up the responsibility for that duty. Jim will contact another neighborhood resident that does web design to see if he will volunteer his time.

Meeting adjourned at 8:15 pm. The next meeting will be the Annual Meeting scheduled for April 3, 2012 at 7:00 PM at the Longmont Public Library.