

Creekside HOA Annual Meeting 4/3/2012  
Held at Longmont Library

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

Other attendees:

Pat Zolotar	Wayne Smith
Joanne Baron	Alisha Graham
Richard Fritz	Rick and Camille Accountius
Jason Kruse	Chuck Gravelle
Doug and Susan Gibbs	Jennifer DeNicholas
Bob and Marj Breeden	Pam Torchalski
Francesca and Will Nau	

15 proxies for the meeting

Marcia started the meeting at 7:00 PM.

Agenda Items:

- 1) Flood Control Project along the Lefthand Creek
  - a. Curtis Ansel, Public Works and Natural Resources Civil Engineer & Project Manager for the Project, gave a presentation about the project and answered questions. Contact Info: phone – 303-651-8310; email – [curtis.ansel@ci.longmont.co.us](mailto:curtis.ansel@ci.longmont.co.us)
  - b. Background: the project was originally planned just for the area around South Pratt Parkway and Missouri Avenue to replace the original bridge structure to help mitigate flooding in the Southmoor Park neighborhood. A consultant evaluated the project and said it would not solve the flooding issues.
  - c. A new flood control project was planned. That project includes replacing the bridge on South Pratt Parkway at Missouri Avenue, adding storm tunnels under Main St. (US 287) at the bridge at Missouri Avenue, and raising Pike Road about 2 feet between South Pratt Parkway and the bridge over Lefthand Creek. The project is expected to take 175 homes in the Southmoor Park Neighborhood out of the 100-year floodplain.
  - d. The entrance to Creekside and Rainbow Ridge neighborhoods at Ridgeview Drive will be closed for about a month during the raising of Pike Road. Ridgeview Drive will be raised between Creekside Drive (Emerald Drive) and Pike Road to match the height of Pike Road. The closure of Ridgeview Drive will probably happen in June, more or less. Notices will be sent to neighborhood residents prior to the start of work.
  - e. The project on Pike Road will also add a right turn lane on eastbound Pike Road onto Ridgeview Drive.
  - f. The bridge on Pike Road over Lefthand Creek will not be replaced during this project.
  - g. As part of the project, the north side of Pike Road that is affected by this project will be landscaped. The south side of Pike Road, adjacent to the park, will not be landscaped. At best, it will be seeded but not irrigated.

- h. No more trees will be removed as part of this project.
  - i. The project to raise Pike Road is expected to have a duration of 6-8 weeks.
- 2) Financial Report
  - a. Andy Torchalski presented the financial report for the past year and the budget for the current year. The current year budget is the same as last year's budget. Andy recommends keeping the dues for this year at \$75 per year.
  - b. Marcia presented the information received from Carpenter Fencing regarding the condition of the HOA owned fences. Carpenter Fencing stated that 4 posts need to be replaced, as well as 24 broken rails repaired. The cost is estimated to be \$1460 for this work. Discussion ensued. It was decided to have residents complete the repairs as needed (continuing the current practice regarding fence repairs). The fence is generally in good repair and is expected to last at least another 5 years.
  - c. A motion was made and seconded to accept the budget and approve the yearly dues at a discounted rate of \$75. Motion passed.
- 3) Additional Board members
  - a. The board has 4 current members. Andy Torchalski is resigning as the treasurer but will continue to serve on the board.
  - b. Two people volunteered to serve on the board and were accepted. Jason Kruse (email: [KJKruse7@msn.com](mailto:KJKruse7@msn.com)) and Susan Gibbs (email: [smgibbs@gmail.com](mailto:smgibbs@gmail.com)). Welcome to both.
- 4) Volunteers for activities
  - a. Volunteers were requested to handle the Block Party, NGLA meetings, and the Lumanaries.
  - b. Rick Accountius ([rickacc@q.com](mailto:rickacc@q.com)) volunteered to handle the NGLA meetings. Chuck Gravelle ([gravelchuck@comcast.net](mailto:gravelchuck@comcast.net)) and Alisha Graham ([ajgraham@gmail.com](mailto:ajgraham@gmail.com)) will serve as back-ups for those meetings.
  - c. Alisha Graham ([ajgraham@gmail.com](mailto:ajgraham@gmail.com)) will head up the block party. Additional volunteers will be sought in the months leading up to the event.
  - d. Susan Gibbs ([smgibbs@gmail.com](mailto:smgibbs@gmail.com)) will take over the Lumanaries for this year.
- 5) ACC report by Wayne Smith
  - a. Nothing to report. The committee is functioning well.
- 6) Landscaping
  - a. Pat Zolotar reported that the Landscaping contract did not increase in price this year.
  - b. An additional cost for the Landscaping this year will come from the replacement of mulch at the front entrance sign and the cul-de-sac on Ridgeview Drive. It is thought that this additional cost can be absorbed by the budget.
- 7) Miscellaneous Items
  - a. Flood Control Project work at Sunset and Lefthand Creek. Marcia talked with the City engineer about re-landscaping the areas damaged by the work. It will be addressed by the City.

- b. A local LDS Church is planning a clean-up project for the area along Lefthand Creek at the Park. They are asking for help from the neighborhood. A notice will be put in the newsletter prior to the day of the activity. The event is planned for May.
- c. The opening of the bike trail leading to Boulder has greatly increased bike traffic on the path in the Park. Numerous problems have resulted. Marcia will talk with the City about adding signage along the path in the Park to help address the problems.
- d. Concern was voiced about the six upright oaks along Ridgeview Drive just south of Creekside Drive. The tree branches obstruct the sidewalks and are starting to heave the sidewalks. The trees were planted by the developer and are in the street easement, but are the property of the homeowners. A motion was presented that the HOA should pay for the removal of those trees. The motion failed on a vote of 11-6. A second motion was presented that additional investigation is warranted on this issue. That motion passed 14-3. Bob Breeden will talk with the homeowners to determine their thoughts on the removal of the trees.
- e. A discussion was held concerning the banning of parking along Creekside Drive in the area of the secondary entrance to the Park. The users of the park that come out that entrance often toss trash into the adjacent yards. The homeowners affected were advised to contact the city to see if they would adopt this change.
- f. Concerning criminal activity in the neighborhood. Marcia advised the residents not to confront criminal behavior, and that the HOA has no jurisdiction in those matters. If the activity is not an emergency, call the non-emergency Police phone number and let them deal with the issues.

Meeting adjourned at 8:35 pm. The next HOA meeting has not been scheduled at this time.