

Creekside HOA Annual Meeting - 3/25/2014  
Held at the Longmont Library

In attendance were: Board Members - Marcia Babcock, Jim Hassett, Susan Gibbs, Jason Kruse, and Julie Emo

27 homes were represented at the meeting (sign in sheets are attached to this report)  
16 proxies were received for the meeting (5 non-voting)

Marcia started the meeting at 7:05 PM.

Agenda Items:

- 1) Introduction of the board, committee chairs, and an opening statement. Marcia stated that \$90 per year is a small amount for an HOA fee compared to other subdivisions. That low fee is only possible due to the volunteers that serve on boards, committees, and help with events. Please volunteer.
- 2) Status of the HOA Board – what we worked on this year
  - a. Reconstruction at the front sign at Ridgeview Drive and Pike Road. The City rebuilt that section of road which impacted our sign. Much correspondence with the City resulted in a \$500 check from the City to help pay the costs for re-landscaping that area. Designs are coming together with the hope that a plan and bid will be in place soon. A motion was made, seconded, and passed that allows the board to spend up to \$3000 for the work around the sign.
  - b. Website – monthly news on it, meeting minutes, covenants. A request was made to include Board Meeting time and dates on the website. The public is invited to board meetings and can always contact a board member to find out when the meeting will be held. If an agenda item needs to be added to the Board Meeting agenda, please forward the documentation to one of the board members at least a week before the meeting so that research can be done. The website address is [www.creeksideneighborhood.com](http://www.creeksideneighborhood.com)
  - c. Electronic proxies have been investigated. At this time State law does not allow electronic proxies. When that changes the HOA board will take action.
- 3) Other HOA Committee Reports:
  - a. Block Party (Semi-annual meeting): Last year's block party was cancelled due to the flood. This year's block party is scheduled for Sunday, August 24. No one volunteered to take over the position during the Annual Meeting. However, Jason Kruse came forward to volunteer after the meeting ended. He will chair this event for 2014 and be assisted by Marcia Babcock and Andy Torchalski.
  - b. Luminaires: Susan Gibbs chaired and hosted this event for 2013, and will do so again this year. The event was well attended and highly praised. The budget was discussed as well. No changes to the budget are foreseen at this time.
  - c. Welcoming Committee: Pat Zolotar reported that 10-11 new homeowners were visited in the past year. The process doesn't always work (people don't always answer their doors). In general the process is going well.

- d. Landscaping: Pat Zolotar stated that the fall/spring clean-up is not done yet. It will be completed when the weather cooperates. She also reiterated that trees and bushes on the fences along Sunset and Plateau must be trimmed. If homeowners don't do it, our Landscape Contractor will do the work and the cost will be charged to the property owner.
- e. ACC: Wayne Smith reported that everything is fine with this committee. House painting and fence approvals mostly.
- f. NGLA: Rick Accountius gave an overview of the activities for this organization. Having someone represent the Creekside HOA at these meetings makes our organization eligible for grants. There will be no grants awarded this year. This year, the City has decided that all those monies will go to a Flood Relief campaign, although \$150 is available for another NGLA activities fund. We can apply for this \$150.
- g. Website: The website contains current information, covenants, and other information about Creekside. Rick Accountius stated that if the Board chooses to post Board Meeting times and dates, he will post them on the Website. The website is very well received and up to date.
- h. Neighborhood Yard Sale: Date of sale will be July 26<sup>th</sup>. It will be posted on the website, and will be mentioned in Steven Noel's newsletter prior to the date. No volunteers came forward to coordinate this, and Marcia Babcock will do this.

#### 4) Financial Report

- a. Jim Hassett presented the financial report for the past year and the budget for the current year. The 2013 expenses showed a surplus, with the majority of that the \$2500 that was not spent on the block party. That money has been set aside to use on the landscaping around the front sign. The proposed budget for 2014 is nearly identical to the 2013 budget.
- b. Due to the need to create a fund that will allow replacement of the fence in approximately 5 years, and maintenance or replacement of the signs, Jim recommended that the current year's budget be based on \$90 per year dues with no discount as in previous years. That will allow some savings to occur and for inflationary increases for budget line items. A motion to approve the budget and \$90 dues was made and seconded. Motion passed.

#### 5) Open Forum

- a. A question was raised about changes to the area floodplain. Are any changes to the local floodplain anticipated? Marcia stated that she went to the City of Longmont 2014 Spring Runoff Prepare and Protect Neighbor in Southmoor Park. What she learned while there indicated that there were no changes to the Creekside floodplain due to the September flood.

- b. Covenants: A lively and vigorous discussion of the manner in which the application of the rules of the covenants was debated. A homeowner made the statement that the letter he received concerning a violation of covenant rules left him feeling like he had been singled out. He stated that his impression is that the rules are haphazardly applied and not evenly enforced. Marcia stated that the current process is that a person submits a complaint to the Board, in writing and signed or by phone/email with identification of the complainant with their contact information, before any action is taken by the Board. That does make the rules unevenly applied, since a complaint has to be made to start the process. We're interested in everyone's thoughts about Creekside and what we can do to improve our neighborhood. We take these comments seriously, and our board acts discretely on these matters, therefore anonymous complaints will not be addressed. Please send suggestions via e-mail with /HOA in the header/ to: [board@creeksideneighborhood.com](mailto:board@creeksideneighborhood.com). A discussion ensued concerning the formation of a committee that would walk the neighborhood on a regular (monthly) basis to check for covenant compliance. Fines were also debated. It was noted that the current covenants have specific legal ramifications and special assessments can be applied for specific violations. A motion was made, seconded, and passed to drop this issue.
- c. Covenants II: Wayne Smith stated that some aspects of the covenants are poorly worded and unenforceable. A discussion was held concerning changing the covenants to make those areas more realistic. Marcia Babcock asked if anyone wanted to volunteer to participate in a committee to review the rules. No one wanted to volunteer their time to review the covenants and propose changes. Later a resident volunteered to participate, but the matter has been dropped since no other residents wanted to do this, and it isn't a one person project.

Meeting adjourned at 8:50 pm. The next HOA meeting has not been scheduled at this time.