

Creekside I HOA Board meeting, 7/16/14

In attendance: Marcia Babcock, Susan Gibbs, Jim Hassett, Jason Kruse

Absent: Julie Emo

Acting Secretary: Marcia Babcock

Call to order: 7:08

1) Block Party, Sunday, August 24, 2014, 4-7pm

Organizer: Jason Kruse

-there is no rain date, we'll reschedule if necessary at that time

-food will be catered by Frank's BBQ, Jason will get an estimate for 60-90 people they provide tables/chairs, set-up and ice tea

-residents are invited to bring desserts to share

-there will be traditional bouncy castles, face painting

-Fire truck available if there are no local emergencies

-Landscape contest, to be organized by Anna Gravelle

2) Outlot A

-This area, by the entrances, houses the Rainbow Ridge sign, and also abuts to sidewalks that need to be shoveled when there's snow. The President of RR HOA BoD contacted Marcia about sharing expenses to get the sidewalks shoveled on both sides of the street as the City of Longmont no longer does this as they have for years. Since our last BoD meetings, it was found that Creekside I HOA owns the area that houses both signs.

-The Creekside HOA BoD decided that because the area has small monetary value, that it might be best to deed that property to RR, thereby allowing them to handle maintenance and liability.

-Marcia contacted Wally Grant, Lawyer and early developer for Creekside and RR, to find out how this might be done. Wally suggested that to maintain "peace and harmony" within the subdivision, it would be best to propose this at the next Annual Meeting. He also asked whether the City of Longmont has rules or interest in this conveyance. Marcia will contact the City Planners to find out.

3) There was a car accident along Plateau and Sunset, affecting the HOA owned fence at 2263 Indian Peaks Drive. Marcia called the insurance company, and after a considerable wait of almost 2 weeks found out that the car driver's insurance was not active at the time of loss. Marcia will contact the car owner to find out if they are willing to pay directly. (note: Yes, the car owner was willing to pay for fence replacement directly, and all correspondence with the contractor "Carpenter Fence" was directed to the car owner.)

4) There are trees along HOA fences that need to be trimmed, they weaken the fences and cause our landscapers to do extra work to prevent damage to the landscaping. Notices have been posted in the newsletter since April. Marcia and Julie took a walk about the perimeter and noted which houses had not complied. There were a total of 10 houses that still hadn't complied, and their locations and addresses noted (note: one of the houses with untrimmed trees was 2263 Indian Peaks Drive, the location of the accident). The homeowners will receive a letter from the HOA that reminds them to do this work (Covenant Design Guidelines 12.6 Maintenance) otherwise our landscaper will do the

work and the homeowners will be assessed a special assessment (Covenants 7.4 Special Assessments.)

5) Covenant noncompliance. Several houses still have trashcans outside in view from the street, which is noncompliant (Covenant Design Guidelines 10.8). Upon discussion, the BoD recommends that monthly notices be given in the newsletter. Also, many of the noncompliant homeowners are 2<sup>nd</sup> or 3<sup>rd</sup> owners, so the BoD suggested that a list of the “Top 10” covenant issues be given to the new homeowners in their Welcome Packet.

6) Treasurer report: There are 6 houses that have yet to pay their annual dues. They are now overdue.

7) There is a pink van at 1911 Emerald, it isn't compliant with covenants (Design Guidelines 10.8.a) and a letter will go to them to ask them to move it.

8) The intersection at Ridgeview Drive and Creekside Drive has become increasing dangerous since the reconstruction of the entrances by the city give an obstructed view. The BoD discussed this, and wishes to ask the City of Longmont to make this a 4-way intersection, because it carries a large amount of car traffic as well as pedestrian traffic (including children walking to school via the tunnel under Pike Road) and bicycles. Marcia will contact the city engineer to find out how to proceed.

Meeting adjourned.