

Creekside 1 HOA Board of Directors 10/9/2014

Held at 2059 Summitview Drive (Jim Hassett's house)

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

Marcia Babcock resigned from the board. Jim has temporarily taken over duties of the board president until a new president is elected after the annual meeting.

The purpose of the meeting was to discuss questions from Rainbow Ridge, how to deal with covenant issues and letters to offenders, and agenda issues for annual meeting.

Agenda Items:

- 1) Chris Stadler (the Rainbow Ridge HOA representative) asked several questions via email recently. The first was dealing with snow shoveling along Ridgeview Drive, east side, between Creekside Drive and Pike Road. We had previously discussed a quit-claim deed for transferring this small piece of land to Rainbow Ridge. That issue is dead due to requirements for re-platting and the costs involved. We discussed options for snow removal. Our first choice is to ask the homeowner adjacent to that sidewalk to shovel that sidewalk. In return we will waive the annual dues for that homeowner. Jim will ask the homeowners if they will agree to this. In addition, snow shoveling along Sunset Street, between Creekside Drive and Plateau Road also needs to be addressed. We decided to ask the landscaping company that deals with the common areas during the summer if they will take on shoveling that sidewalk when it snows 5" or more. Pat Zolotar, the landscaping committee chair, will be contacted to deal with this issue. If the homeowner along Ridgeview Drive does not want to shovel the sidewalk in question, we will add that to the contract for shoveling Sunset Street. If we have to hire someone to shovel the Ridgeview Drive sidewalk, we will ask the Rainbow Ridge HOA to split the cost with us.
- 2) Chris Stadler's second question concerned the house along Emerald Drive, two houses east from the corner of Emerald Drive and Ridgeview Drive. The house in question has a van with graphics advertising a company permanently parked in their driveway, which is against covenant rules. That house is part of the Creekside HOA, not Rainbow Ridge. Letters have been written to that homeowner (Mackler) regarding this issue, as well as concerning non-payment of dues. Jim will stop by that residence when it appears someone is home to talk with them directly. The next step after that is a registered letter and fines.
- 3) A discussion was held concerning hiring a lawyer to draft the registered letter in order to give it a little more weight with the homeowner. A seminar was held recently with a local law firm to talk about HOA issues. Jim will dig that notice out of the recycle bin and call the law firm to ask about the possibility and local qualified lawyers.
- 4) Regarding dues, there is one other home, a rental property, that the owners have not paid their HOA dues. Jim continues to attempt to contact the owners.

- 5) We need another board member for the next several months (until the annual meeting) to replace Marcia. We all agreed to ask people we know in the neighborhood if they'd take that on.
- 6) Resident items for HOA board meetings. The issue of volunteers for the HOA board and committees continues to be problematic. We expect that we won't get any volunteers at the annual meeting. Jason agreed to get quotes from management companies to take over the duties of the HOA board that we can publicize to try to encourage volunteers.
- 7) Covenants reminder for monthly newsletter. Susan will do the write-up for next month's newsletter, and include a notice about the annual luminary assembly party (at her house) and covenant reminder about holiday lighting.
- 8) Meeting adjourned at 8:30 pm.