

Creekside 1 HOA Board of Directors 4/15/2014

Held at 2101 Creekside Drive (Marcia Babcock's house)

In attendance were: Board Members - Marcia Babcock, Jim Hassett, Susan Gibbs, Jason Kruse, and Julie Emo. In addition Pat Zolotar, Landscaping Committee Chairman.

The purpose of the meeting was to discuss Outlot A, complaints, covenants, and to stuff envelopes for dues notices.

Agenda Items:

- 1) Discussion of Outlot A, which is east of the Ridgeview Drive entrance, and houses the Rainbow Ridge sign. There is a discussion ongoing with the Rainbow Ridge HOA about who snowplows the sidewalk along that area. The City used to do it, thinking it was City property. They have stopped plowing the sidewalk. The Creekside HOA owns that lot. Rainbow Ridge does not pay rent for their sign, but they do take care of landscaping and pay for their water use. Jim advocates that we quit claim the deed to that property to Rainbow Ridge so that they own it. We need to check the bylaws to determine the procedure to transfer property, if it is addressed. Chris Stadler is the Rainbow Ridge HOA representative. Marsha will contact Chris to advise that we are pursuing this option.
- 2) Resident items for HOA board meetings. The discussion was continued from the annual meeting about how to advise residents of normal board meetings. The board decided to accept items from residents, and tell the person submitting the item that they will be contacted in advance of the next board meeting. Notice of board meetings will go in the monthly newsletter. If too many people show up, a meeting place other than a personal residence will have to be used for the meeting location.
- 3) Fences owned by the HOA, along the perimeter of Creekside subdivision, are being damaged by overhanging tree limbs. A discussion was held concerning the wording for the letters to go out to those residents that have not trimmed their trees and bushes. The board agreed to use the wording from the newsletter that was previously published. Another notice will be put in the next newsletter. If the problem areas have not been addressed by June 1st, a letter will go out to those homeowners.
- 4) Discussed a complaint about a van parked at a residence driveway that has very prominent graphic advertising for a business. The van in question is there a large portion of the time. Discussion evolved into having a covenant reminder of the month in the monthly newsletter, and on the website to remind people of the rules. Marsha will contact the van owner and tell them a complaint has been lodged and remind them of the rules. If the problem continues a letter will go out.

- 5) Covenant discussion with regard to current complaints:
 - a. Trash containers visible from the street. The covenants are clear about this, but the wording is very stringent. The covenants say that trash containers cannot be visible from the street or any adjacent property. We discussed the wording of the covenants and came to agreement that trash containers should not be visible from the street. Being blocked from view by a bush or tree is acceptable (as stated in the covenants). We will not enforce the requirement of no visibility from adjacent property.
 - b. Complaint about a trailer being stored on a property for months. Jim is aware of the trailer there more than 5 weeks and says the complaint is valid. The trailer in question is only on the property intermittently for loading. Jim proposed that when there is a complaint that we contact the resident that is the object of the complaint by phone for a first offense. A letter would not go out until a second offense. The board agreed to those terms.
 - c. RV storage complaints. The person that is the object of the current complaint is preparing an RV pad in his yard. This has not been approved by the Architectural Committee, and is not allowed by the covenants. This person has asked for some time to have his RV on his property for loading and unloading. In the past, the HOA board has allowed other residents to load and unload their RVs in their driveways. Pat Zolotar brought a copy of the City of Longmont's Code concerning RVs. As per City Code 15.04.030.d12 – Recreational and Commercial Vehicle Storage, paragraph b) "No trailer, boat or recreational vehicle shall be parked or stored for longer than seventy two hours in any residential yard adjacent to a street in a residential zone." The board agreed to abide by the City's rules in this matter, and allow 72-hour parking of an RV on a property for loading and unloading.
- 6) Landscaping around the Creekside sign by the Ridgeview Drive entrance. Pat Zolotar presented the board with Jorge Price LLC's bid to rework the landscaping around the sign, and to maintain the right of way at that entrance from the fence to the curb. The landscaping bid is based on Wayne Smith's sketch (a copy of that sketch is attached) and is \$1842.00. The maintenance of the right of way bid is \$584.00. Both bids were discussed. Pat Zolotar recommended that the board accept the bid for the landscaping work around the sign. The board voted to accept the landscaping bid. The board decided that since the city mows the right of way now, and that is majority of the cost of the right of way maintenance bid (\$338.00 out of \$584.00), that it doesn't make sense to approve that bid. Pat Z. will buy a bag of fertilizer/weed preventer and put it down in that area (HOA will pay for the fertilizer and grass seed). In the fall we will over-seed it and hope that eventually we get a decent looking lawn in that area. Marsha will contact the City representative for Parks and let him know what we are doing in that area.
- 7) Dues notices were stuffed in envelopes and readied for mailing.
- 8) Meeting adjourned at 9:15 pm.