

Creekside HOA Annual Meeting - 3/9/2016  
Held at the Longmont Library

In attendance were: Board Members - Jim Hassett, Camille Accountius, Jason Kruse, and Julie Emo  
ACC director Wayne Smith  
Landscaping – Pat Zolotar

There was an issue with having enough homeowners present and proxies to establish a quorum. Eventually that was settled and the meeting progressed.

Jim started the meeting at 7:05 PM.

Agenda Items:

- 1) Introduction of the board and committee chairs.
- 2) Other HOA Committee Reports:
  - a. Architectural Committee: Wayne Smith reported no real challenges, most issues were either paint colors or roof replacements.
  - b. Landscape committee: Pat Zolotar reports that our new landscape contractor (Total Turf) has not contacted her yet. Pat will arrange a walk-through of the areas involved with Total Turf soon. Pat would also like to remove a number of dead or sickly bushes around the signs and entrances.
  - c. NGLA: Ric Accountius will no longer be able to be the primary representative for these meetings. No volunteer came forward at the meeting to take over for him.
  - d. Finance: The previous year's expenditures were discussed as was the proposed budget for 2016. Budget items that increased for 2016 include landscaping, primarily due to issues around the entrance signs (drip lines, mulch, etc.) and repairs to the electrical service to the main sign at the Ridgeview Drive entrance. The annual assessment (dues) was discussed and raised for the coming year to \$100. That amount represents a shortfall in the 2016 budget, but it is felt that the existing funds can handle a shortfall if it occurs. The 2016 budget was approved.
  - e. Block Party (Semi-annual meeting): Last year's block party was well attended. It is clear that using a caterer for the meat and side dishes is popular with homeowners. It was agreed that a caterer would be used again. Jason Kruse agreed to chair that event again this year.
  - f. Luminaires: Susan Gibbs was unable to host this event in 2015 due to moving from the neighborhood. Rhonda Arroyo took over and did a fine job. Pam and Andy Torchalski will take over that event for 2016.
  - g. Website: Ric Accountius was recognized for his excellent work with the Creekside HOA website.
- 3) Front Sign update:
  - a. All the wiring running from the City service to the front sign burned up for no apparent reason. The wiring up to the sign has been replaced. What is left is from the junction box at the rear of the sign to the lights in front of the sign. It is hoped that the work will be done within a week or so.

4) Covenant update

- a. Not much progress has been made on this item. It may be possible to use Rainbow Ridge's revised covenants to get a template for ours. Mostly what is required is to get more definition on procedures for residents.
- b. Any changes to the covenants require approval by the homeowners.

5) Election of Board Members:

- a. Julie Emo resigned from the board as of this meeting. A request was made for volunteers for the board and committees. After much discussion two people volunteered. Welcome Dave Bartel and Francesca Rossetto.

Meeting adjourned at 8:10 pm. The next HOA meeting has not been scheduled at this time.