

Creekside HOA Annual Meeting - 3/05/2013
Held at Longmont Library

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

26 homes were represented at the meeting (sign in sheets are attached to this report)

26 proxies were received for the meeting

Marcia started the meeting at 7:00 PM.

Agenda Items:

- 1) Introduction of the board
- 2) Status of the HOA Board – what we worked on this year
 - a. New website – monthly news on it, meeting minutes, covenants. Website address is www.creeksideneighborhood.com
 - b. Fence repair and replacement. A fence contractor estimates the fence will last another 5 years or so. Cost to replace at this time is estimated to be about \$38,000.
 - c. Landscaping. The main sign at Ridgeview Drive, as well as secondary entrance signs have been discussed. Mulch was added around the main entrance sign and in the planting area at the cul-de-sac on Ridgeview Drive.
 - d. Electronic proxies have been investigated. A short discussion ensued about them. A motion and second was made to enable electronic proxies for future meetings. Motion passed.
- 3) Other HOA Committee Reports:
 - a. Block Party (Semi-annual meeting): Alisha Graham chaired this committee last year. She stated that she spent roughly 30 hours getting it put together. Alisha will not chair the committee this year. No one volunteered to take over the position during the Annual Meeting. However, Melanie Jordan came forward to volunteer after the meeting ended. She will chair this event for 2013. (Thanks Melanie!)
 - b. Luminaires: Susan Gibbs chaired and hosted this event for 2012, and will do so again this year. The budget was discussed as well. No changes to the budget are foreseen at this time.
 - c. Welcoming Committee: Pat Zolotar reported that one new homeowner has not yet been visited. In general the process is going well.
 - d. ACC: Joanne Baron reported that everything is fine with this committee.
 - e. NGLA: Chuck Gravelle gave an overview of the activities for this organization. Having someone represent the Creekside HOA at these meetings makes our organization eligible for grants. Last year the NGLA gave us \$250 to help with the expenses of the Block Party.

- f. Landscaping: Pat Zolotar presented the current landscaping issues. The landscaping around the main sign is a mess after the City's project. The City is not done with their landscaping, so we won't know the extent of the problem until they finish. Pat also reported a problem with vegetation growing through the fences along Plateau Road and Sunset Street. If the offending vegetation is not trimmed back, the landscapers are likely going to kill those plants when they treat weeds along those streets. Pat has also added the rock area along Sunset north of Creekside Drive up to the bike path to the landscaper's list for weed control. A bid for the Landscaping Contract has also been received and accepted. It represents a \$20 increase over last year's contract.

4) Financial Report

- a. Jim Hassett presented the financial report for the past year and the budget for the current year. The 2012 expenses showed that we essentially broke even for the year.
- 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. 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. It was reported that vagrants have been camping out along the creek in the park. It was also pointed out that sometimes the campers are local teenagers. Marcia Babcock recommended calling the City's non-emergency number to report such activity.
- b. A light was reported to be burned out at Plateau and Parkview (or Sunset?). It will be investigated and replaced.
- c. A presentation was made by John Geohegan concerning the delivery of the Lefthand Valley Courier newspaper. This newspaper is routinely delivered into areas that are inconvenient or where it gets drenched by lawn sprinklers. A request was made for the HOA Board to send a letter to the Lefthand Valley Courier's office asking that they deliver their newspaper in the open slot under the mailbox at each home. This was discussed and a consensus reached. Marcia Babcock will compose a letter for review before sending it to the newspaper.
- d. Marcia Babcock reported that a realtor representing a possible new homeowner inquired about "plants and animal restrictions" in our neighborhood. A lively discussion took place. The City has a limited number of permits available for chickens, so the homeowner may not be able to have chickens even if they want them. Note: It was stated that the Covenants for Creekside may ban farm animals, and this is under investigation. The City Code bans farm animals on non-agricultural land. The Covenants do allow for amendments made by members. Since the issue is one that members feel strongly about, it should be discussed at future meetings.
- e. Floodplain Maps: It was recommended that homeowners review the latest Government floodplain maps when they become available. The City's floodplain work along Lefthand Creek has changed the floodplain. It may be that some homes that were not in the floodplain previously now are.

Meeting adjourned at 8:40 pm. The next HOA meeting has not been scheduled at this time.