

Creekside HOA Annual Meeting - 3/3/2015
Held at the Longmont Library

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

21 homes were represented at the meeting (sign in sheets are attached to this report)
20 proxies were received for the meeting (5 non-voting)

Jim started the meeting at 7:00 PM.

Agenda Items:

- 1) Introduction of the board and committee chairs.
- 2) Presentation by City of Longmont representative for NextLight fiber optic system
 - a. The homes in the Creekside neighborhood are eligible to be connected to the fiber optic system at this time. The expectation is that the initial installation phase will last about 3 months.
 - b. Pricing for the service is \$50 per month if the service is connected in the initial installation phase. If the service is installed at that time, the price is guaranteed to be at the lowest available level forever for the home, not guaranteed to be \$50 forever. The price of \$50 per month, though not expected to rise, may rise in the future.
 - c. If a home is sold, the service price guarantee is retained with the home and the new owner. If the seller purchases another home in Longmont, the service price guarantee follows them to their new home as well.
- 3) Other HOA Committee Reports:
 - a. Finance: The previous year's expenditures were discussed as was the proposed budget for 2015. The annual assessment (dues) was discussed and retained for the coming year. The water usage at the front sign is down, probably due to leaks being fixed with the landscaping work around the sign. Excess costs for the previous year included fixing the landscaping around the sign by the park, and fences damaged by hit and run drivers. Snow removal (for the east side of Sunset Street between Creekside Drive and Plateau Road and the east side Ridgeview Drive between Creekside Drive and Pike Road) added to the budget for both 2014 and 2015. The budget was approved.
 - b. Block Party (Semi-annual meeting): Last year's block party was well attended. It was the first year using a caterer for the meat and side dishes. That seemed to boost attendance and was well liked. After discussion it was agreed that a caterer would be used again, and more tables will be provided this year.
 - c. Luminaires: Susan Gibbs chaired and hosted this event for 2014, and will do so again this year. The event was well attended (30 people attended) and lots of people were there on Christmas Eve to put them out on the sidewalks. No changes to the budget are foreseen at this time.
 - d. Website: Ric Accountius was recognized for his excellent work with the Creekside HOA website.

4) Election of Board Members:

- a. A request was made for volunteers for the board and committees. There was not a stampede of volunteers. Camille Accountius volunteered to be on the board. Welcome Camille!

5) Covenant update

- a. State mandates have changed what is allowed in HOA Covenants and State laws have changed. Our covenants need to be revised to bring them in compliance with State Regulations. In addition, the Creekside covenants were written to regulate homes under construction which is no longer the situation.
- b. There have been several issues that have been dealt with by the board recently that have illustrated the need for more “teeth” in the covenants for dealing with real problems. Real problems do not include where trash containers are stored or contractor’s signs on front lawns.
- c. A lawyer will review the Creekside covenants and recommend revisions.
- d. There are currently 6 different Creekside covenants. They will be unified so that there is only one.
- e. A committee of resident volunteers will be assembled to review the lawyer’s recommendations and prepare amendments that will go to the HOA members for approval.
- f. Any changes to the covenants require approval by the homeowners.

6) Open Forum

- a. Can solicitations be stopped in the neighborhood? No, the City Code controls the rules around solicitations to homeowners.
- b. Coyotes have been seen in the neighborhood.
- c. Dog waste continues to be an issue.

Meeting adjourned at 8:20 pm. The next HOA meeting has not been scheduled at this time.

Attachments:

Sign-in Sheet for annual meeting

Letter to Jim Hassett from attorney Curt Rautenstrauss concerning covenant issues

HOA Registration information from the Colorado Department of Regulatory Agencies