

**MINUTES FOR 03MAY22 MEETING OF THE BOARD OF  
THE CREEKSIDE I HOMEOWNERS' ASSOCIATION**

---

Meeting held: | Tuesday May 3, 2022  
Minutes prepared by: | Renee Hartsook, Secretary

---

- 1) Call to order, roll call (Matt)

President/Director	Matt Menza	<input checked="" type="checkbox"/>
Vice President/Director	Robert Krull	<input checked="" type="checkbox"/>
Treasurer	Andy Torchalski	<input type="checkbox"/>
Secretary	Renee Hartsook	<input checked="" type="checkbox"/>
Director	Dave Bartel	<input checked="" type="checkbox"/>
Director	Anna Gravelle	<input checked="" type="checkbox"/>
Director	Kevin O'Brien	<input checked="" type="checkbox"/>
  
- 2) Meeting minutes for 17MAR22 Board Meeting were approved.
  
- 3) Committee Reports
  - a) Committee reports were not available at this time.
  
- 4) Board of Directors Membership
  - a) Written resolution to increase the number of Directors to five (5) adopted.
  - b) Kevin O'Brien elected as a Director for the remainder of the term left by Andy Torchalski's resignation.
  - c) The terms of each Director staggered with the end date for each currently serving Director as follows:

Dave Bartel (2022)	Anna Gravelle (2023)	Matt Menza (2024)
Kevin O'Brien (2022)		Robert Krull (2024)
  
- 5) Covenant Revision
  - a) Proposed Revised Covenants will be posted to the website by mid-May.
  - b) An HOA Town Hall event has been planned for Wednesday June 15<sup>th</sup> at the American Legion Hall. This is not a business meeting (no votes will be taken, no other HOA business will be addressed). The purpose of the meeting is to answer questions and take comments on the proposed revised covenants. Each household will be notified by mail.
  
- 6) Annual Meeting
  - a) Anna Gravelle led a planning meeting on 03MAY22. Renee Hartsook to assist in coordinating volunteers for day-of assistance with set-up.
  - b) Renee Hartsook to prepare and mail out proxies in mid-July with a due date of August 15 to ensure quorum is achieved.
  
- 7) Covenant Enforcement
  - a) Enforcement letters sent to Creekside Drive and Emerald Drive addresses. 10-Day notices to be sent in May if violations not resolved.
  - b) Form letter to be drafted by Board volunteers.
  
- 8) Improving HOA Systems and Processes
  - a) HOA to subscribe to BOX to secure and centralize all HOA-related data. HOA Management Software Platforms to be researched by Matt and Renee.

[END]

**RESOLUTION OF CREEKSIDE I HOMEOWNERS' ASSOCIATION FOR NUMBER OF DIRECTORS**

**SUBJECT:** A written resolution changing the number of Directors from three (3) as specified in the Bylaws Section 5.1 to five (5) as permitted by Article 9 of the Articles of Incorporation.

**PURPOSE:** Establish the number of Directors on the Board of the Creekside I Homeowner's Association.

**AUTHORITY:** The Declaration, Articles of Incorporation and Bylaws of the Association and Colorado law.

**EFFECTIVE DATE:** May 3, 2022

**RESOLUTION:** The Association hereby adopts the following resolution:

1. Number of Board Members. As provided for in Section 5.1 of the Bylaws and permitted by Article 9 of the Articles of Incorporation, the number of Directors on the Creekside I Homeowners' Association (HOA) Board of Directors shall be **five (5)**.

In accordance with Section 5.1 of the Bylaws, this resolution is adopted where the three-year terms of each Director have been staggered. The term end dates for each Director at the time of the Effective Date of this resolution shall be recorded in meeting minutes and posted on the Association website.

2. Secretary and Treasurer. As specified in Section 8.1 of the Bylaws, the Secretary and Treasurer are elected positions that are not required to be Directors but shall be required to be Owners. To permit the participation of more Owners in the management of the HOA, the Secretary and Treasurer are henceforth non-Director positions. This does not preclude an individual holding the office of Secretary or Treasurer from being elected or appointed to the Board as a Director, but election to these offices does not automatically confer Director status.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of the Association, certifies the forgoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on May 3, 2022, and in witness thereof, the undersigned has subscribed his/her name.

**CREEKSIDE I HOMEOWNERS' ASSOCIATION, a**  
Colorado nonprofit corporation



\_\_\_\_\_  
President