

Minutes

To: Creekside Board of Directors
From: Camille Accountius, Secretary
cc: Neighborhood Homeowners
Date: April 4, 2018
Re: 2018 Annual Meeting

The 2018 Annual Meeting for the Creekside Neighborhood HOA came to order at 7:00 PM on Wednesday April 4th, 2018 in the Community Room of the Longmont Fire Station #5, 617 Barberry Drive.

In attendance were Board members: Dave Bartel, president, Francesca Rossetto, Treasurer, Camille Accountius, Secretary and Anna Gravelle, member at large. Also in attendance were homeowners representing 16 households. In addition, 11 proxies were presented on behalf of additional homeowners, bringing the total votes in attendance to 31.

Dave Bartel started the meeting with introductions. All present introduced themselves.

Covenant Rewrite The Board explained that our covenants are out of compliance with Colorado State law, as they have not ever been updated and Colorado law concerning HOAs has changed. Their plan to recruit homeowners to serve on a re-write committee that would work with professionally engaged attorneys was presented. A suggestion was made to limit the scope of the committee to just bringing the existing covenants into compliance. After discussion, all agreed that the primary focus of the committee would be to bring the covenants into compliance. Any proposed amendments would also be prepared for review by the attorneys, but each proposed amendment would be voted on by the neighborhood in accordance with the procedures described in the covenants.

A MOTION was made to attach a letter to the Homeowners that explains the covenant compliance project. It will be inserted in the mailer with the annual assessment. Motion seconded and passed unanimously. The mailer will include the following elements:

- ❖ Explanation of the reason for the covenant compliance project
- ❖ Recruitment needs
- ❖ Timeline
- ❖ Attorney

Treasurers Report: The actual expenses for 2017 were \$4,903 less than budgeted. The largest saving occurred in the landscaping and legal categories. Only \$3,487 was spent in landscaping. No legal fees were incurred during the year. A discrepancy was noted in the Balance sheet, in that the change in Equity from 2016 to 2017 reflected \$5,295 increase in equity, instead of the \$4,903. Francesca stated that she would locate the difference but thought it was a timing difference, since the books are maintained on a cash basis and something might not have cleared the bank.

Francesca introduced the 2018 proposed budget. She proposed raising the assessments for 2018 to \$130.00. The \$30.00 is a onetime increase solely for the purpose of raising funds to pay for the attorney to help with the covenant update. The cost of the attorney is estimated to be between \$8,000 and 12,000.

A proposal was made to use reserves for the covenant project and raise assessments over a five or six year payback period instead of raising the assessment for 2018 \$30.00. Other major expense scenarios that could impact the reserves, like fence replacement, were brought up.

A MOTION was made to accept the Treasurer's report and agree to the \$130.00 2018 homeowners' assessment. The motion was seconded and succeeded on a 29 for, 2 against vote.

Volunteer Recruitment The Board reached out to all present and encouraged them to volunteer for the neighborhood activities. The calendar for the year was presented:

- ✿ 1st Weekend in June – Annual Neighborhood Garage Sale.
- ✿ September 8th – Annual Neighborhood Picnic.
- ✿ Luminarias – December 24th and 25th

A suggestion was made to include these calendar dates in all future mailings and communications.

Board Positions The bylaws require only 3 board members. The secretary position will come up for election in 2019. The president and treasurer positions will not expire until 2020. Presently these three positions are filled, along with one at large board member. Andy Torchalski volunteered to fill a second member at large position. Andy will lead the Luminarias committee for 2018. Anna Gravelle agreed to lead the annual picnic committee for 2018.

Other Neighborhood Issues:

Traffic on Sunset – A neighbor whose backyard borders Sunset described some of the conditions her family has experienced with traffic on Sunset. She reported that the frequency of traffic on that section of Sunset has increased over time and that the noise and nuisance issues are also increasing. She stated that the city did not appear concerned about the issues that she raised with them. She would like the HOA to consider permitting privacy fences for the properties along Sunset and Plateau, since the traffic on Plateau is increasing as well. The last time a complete replacement of the split rail fencing along the roadside (which is the responsibility of the HOA) was considered, it would have cost roughly \$65,000. It was estimated that the cost of a privacy fence for the HOA would probably be at least 3 times that amount, or \$195,000.

Some options to address the issue include:

- Special Assessment levied on the homeowners whose properties are adjacent to Sunset and Plateau Roads, if an amendment by the neighborhood is approved to permit this fencing;
- Form a traffic committee to address all neighborhood traffic issues and be a liaison with the city;
- Use the NGLA as a conduit to receive assistance from the city;
- Send a letter to City Council and specifically to Marcia Martin, our Ward representative;
- Work with other neighborhood groups like Rainbow Ridge to address these issues since they affect all the Pike Corridor neighborhoods.

Niwot Left-hand Courier: If you love this little newspaper, it is delivered to your door free of charge. If you do not want it to be delivered, then call the number 303-845-3077 and request that they take your address off of their delivery schedule.

DOG WASTE: Tis the season – please be mindful and respectful of other people’s property and health. Messaging will go out in the newsletter. A request was made to look into signage for the neighborhood entrances.

A MOTION was made to adjourn the meeting. It was seconded and approved.