



## MINUTES FOR THE ANNUAL MEETING OF THE CREEKSIDE I HOMEOWNERS' ASSOCIATION

*August 27, 2022, American Legion Post 32, 5:30pm*

Creekside HOA Board of Directors 2021-2022	
President/Director	Matt Menza (2024)*
Vice President/Director	Robert Krull (2024)
Director	Dave Bartel (2022)
Director	Kevin O'Brien (2022)
Director	VACANT (2023)
Treasurer	Lynn Haila
Secretary	Renee Hartsook
<i>*The term end year for each Director is listed in parentheses.</i>	

- 1) Confirmation of quorum
  - a) Proxies for the 2022 Annual Meeting of the Creekside I Homeowners' Association ("Creekside HOA") were tallied with the sign-ins for each address. Excluding any duplicates, the Secretary Renee Hartsook confirmed that quorum was reached. At the scheduled start time of the meeting (5:30 pm):
    - 31 member addresses signed in as present for the Annual Meeting;
    - 14 member addresses submitted signed proxies for the Annual Meeting;
    - The total of 45 member addresses met the requirement for quorum.
  - b) The Annual Meeting therefore proceeded as per the published agenda.
- 2) Meeting called to order w/ introductory remarks at 5:35 pm (President Matt Menza)
- 3) Introduction of Officer Candidates and call for volunteers
  - a) Candidates for Officers were:
    - President: Matt Menza (incumbent)
    - Vice President: Robert Krull (incumbent)
    - Secretary: Renee Hartsook (incumbent)
    - Treasurer: Lynn Haila (incumbent)
  - b) There were no additional nominees for Officers (President, Vice President, Treasurer, Secretary) during an open call for volunteers.
  - c) Officers were elected by a majority by show of voting paddles (one paddle issued for each member address represented at the meeting).
- 4) Introduction of Director Candidates and call for volunteers
  - a) Two (2) Director seats were up for vote.
  - b) Candidates for Directors were:
    - Kevin O'Brien (Director)
    - Lynn Haila (Treasurer)



- c) There were no additional nominees for Director during an open call for volunteers.
- d) Directors were elected by a majority by show of voting paddles. (Per the bylaws, an uncontested election of Directors may be conducted by a simple show of voting paddles and does not require a secret ballot.)

Creekside HOA Board of Directors 2022-2023	
President/Director	Matt Menza (2024)*
Vice President/Director	Robert Krull (2024)
Treasurer/Director	Lynn Haila (2025)
Director	Kevin O'Brien (2025)
Director	VACANT (2023)
Secretary	Renee Hartsook
<i>*The term end year for each Director is listed in parentheses.</i>	

- 5) 2022-2023 Budget
  - a) Reserve budget for 2022 and budget for 2023 ("proposed budget") was presented by Lynn Haila, Treasurer.
  - b) The proposed budget was approved by a majority by show of voting paddles. Seven (7) of fifty-three (53) households represented in person or by proxy at the Annual Meeting were opposed to the proposed budget.
- 6) Proposed Consolidated Covenants
  - a) Kevin O'Brien provided a brief overview of the need for and process to update the covenants.
  - b) No vote was taken on this agenda item.
- 7) Committee Reports
  - a) Robert Krull (Chair, Design Review Committee) presented an overview of the Design Review Committee (formerly Architectural Review Committee).
  - b) The PowerPoint presentation he intended to present has been posted on the HOA website and is appended to the meeting minutes.
  - c) A brief overview of Landscaping Committee activities was provided.
  - d) No vote was taken on this agenda item.
- 8) 2023 ANNUAL MEETING
  - a) By show of voting paddles, with few exceptions, Owners indicated that they prefer a stand-alone Annual Meeting in lieu of a combination Annual Meeting/Block Party.
- 9) Q&A
  - a) Having addressed comments for each agenda item, and in consideration of time, no further questions were fielded.
- 10) Meeting adjourned 7:05 pm.

The Old

# **Architectural Review Committee (ARC)**



The New

# **Design Review Committee (DRC)**

The purpose of the Design Review Committee is to balance the interests of individual homeowners and the community as a whole, ensuring that architectural guidelines are met and property values are protected. Ultimately, the committee must put the interests of the community as a whole above the interests of individual homeowners.

**This is basically the same in the Original Covenants and Revised Covenants**  
*Architecture@Creeksideneighborhood.com*

#### ARCHITECTURAL REVIEW

##### Section 6.1 Required Approval.

- (a) No structures, including residences, outbuildings, accessory buildings, tennis courts, swimming pools, antennas (except as otherwise permitted in this Declaration), flag poles (except as otherwise permitted by the Act), fences, walls, exterior lighting, landscaping, or any other improvements shall be constructed, erected, relocated, removed or installed on a Lot unless complete plans and specifications shall have been first submitted in writing to, and approved in writing by, the Design Review Committee ("Committee") as may be outlined in the Rules and Regulations.
- (b) No painting, alteration or change to the exterior of the improvements, the exterior of a residence, to a Lot, or to any structure or any attachment to the exterior of a residence (including paint, awnings, patios, decks, or shutters) shall be commenced unless complete plans and specifications shall have been first submitted to and approved in writing by the Committee as may be outlined in the Rules and Regulations.
- (c) No alteration, improvement, or change to the interior of a residence which affects the exterior appearance of the residence shall be commenced unless complete plans 06955177.DOCX;7 20 and specifications shall have been first submitted to and approved in writing by the Committee, including but not limited to burglar bars, window letters/symbols/signage (except as permitted by Section 5.18), window air conditioners, and swamp coolers. Interior window treatments are excepted



### Zero-scape verses Xeriscape



These examples are not in our neighborhood

In 2013, Colorado passed a law (SB 13-183: AN ACT CONCERNING WATER CONSERVATION MEASURES IN COMMON INTEREST COMMUNITIES) that made unenforceable any HOA covenant requiring turf grass.

Important things to know:

- **YOU NEED TO WATER THE TURF YOU HAVE.** SB 13-183 expressly states that an HOA Board can enforce covenants (which could mean issuing fines) where owner who allows his or her existing landscaping to die or go dormant unless there are watering restrictions. SB 13-183 also includes a provision that empowers the HOA Board to require, as part of an enforcement action, reseeding of the area or placement of new sod.
- **THE HOA BOARD CAN DEVELOP GUIDELINES THAT REQUIRE DROUGHT-TOLERANT PLANTS AND REGULATE THE TYPE, NUMBER, AND PLACEMENT OF PLANTS AND HARDSCAPES.**
- **INTERIM XERISCAPE GUIDELINES HAVE BEEN DEVELOPED & APPROVED**  
These are available on our website

## EXAMPLES OF GOOD XERISCAPE LANDSCAPING IN PARK STRIPS



A successful project requires thoughtful planning and typically costs more than expected

Website

[www.creeksideneighborhood.com](http://www.creeksideneighborhood.com)

“Design Requirements”

- **Currently**

- Links to the following
  - How to contact the Design Review Committee
    - *Architecture@Creeksideneighborhood.Com*
  - **Project Submission Form** required for all projects
    - *Project Plans and images to be attached*
  - **Interim Xeriscape Guidelines**

- **Future**

- Design Requirements Webpage will have the following information & Forms:
  - Project Submission and Approval process
  - Project Submission Form
    - Landscape Inventory Form
  - Xeriscape Guidelines
  - Xeriscape Ideas for Park Strip
  - Xeriscape Resources
  - Example of a completed project submission form, plan & images for a landscaping project



## Design Review Committee

- We're here to help
  - Contact us early as there are a lot of resources we can direct you to and save you time in the process
  - Often projects are more complicated and costly than initially thought; good planning can help you avoid issues later
- We do need everything sent to us electronically for distribution and documentation
  - Project Approvals are typically valid to start within a year of approval and finish six (6) months after start
  - Communication is critical
- Look at your project with the eyes of your neighbors
  - Will they feel you are contributing and adding value to the neighborhood or detracting from it
- ***We need your help in volunteering***
  - Board Candidates
  - Committees
  - Activity Volunteers
- ***Sign up for the Newsletter***