

**MINUTES FOR 19SEP22 MEETING OF THE BOARD OF
THE CREEKSIDE I HOMEOWNERS' ASSOCIATION**

Meeting held: | Monday, September 19, 2022

Minutes prepared by: | Renee Hartsook, Secretary and Lynn Haila

- 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/Director	Lynn Haila	<input checked="" type="checkbox"/>
Director	Kevin O'Brien	<input checked="" type="checkbox"/>
Secretary	Renee Hartsook	<input type="checkbox"/>

- 2) Design Review Committee (Robert Krull)
 - a) Angela Nechvatal was appointed to the DRC by a unanimous vote of the Directors.
 - b) Solar lighting of entrance signs
 - i) Conversion of entrance sign at Creekside/Sunset and Sunset/Plateau (estimated cost \$200) was approved. Cost savings from disconnecting electricity at those locations will recoup the cost of conversion after 3 months.
 - ii) Main entrance (Pike/Ridgeview Drive) will remain connected to the city.

- 3) Common Area Landscape Maintenance (Kevin O'Brien)
 - a) Ridgeview Drive mini-park water usage as billed has been higher than estimated. An investigation is underway to identify the source of a 50 gal/day leak and to coordinate with the City of Longmont to reconcile the discrepancy between estimated versus billed water use.
 - b) Landscape contractor
 - i) Relationship with current landscape contractor is ending. No contract was in place.
 - ii) Search underway for landscape contractor to service common areas for the remainder of the year and for 2023.
 - iii) ACTION ITEMS:
 - (1) Develop statement of work for landscape contractor (e.g., defines specific areas for landscape maintenance and snow removal and define frequency of services).
 - (2) Develop plan to renovate landscaping at entrances with an eye towards reducing water use. Plateau/Sunset and Creekside/Sunset likely to be first priority since they are smaller projects.

- 4) Treasurer's Report (Lynn Haila)
 - a) On track to exceed budgeted maintenance expenditure for 2022.
 - b) Executive Session – Collections.

- 5) Luminarias 2022
 - a) Discussion of new requirements from homeowner
 - b) Lynn Haila to be HOA Point of Contact

- 6) Covenant vote status discussion

- 7) Document retention and destruction
 - a) Policy and project both needed, deferred to 2023

- 8) Public calendar and making meetings public

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- a) Creation of board meeting calendar discussed/decided allowing for remote attendance by homeowners. Task to be assigned.
- 9) Vacant board seat
 - a) Not required to fill immediately. Deferred to November.
- 10) Meeting Adjourned