

# MINUTES FOR 13DEC22 MEETING OF THE BOARD OF THE CREEKSIDE I HOMEOWNERS' ASSOCIATION

Meeting held: Tuesday, December 13, 2022  
Minutes prepared by: Matt Menza, HOA President & Kevin O'Brien, HOA Director

## 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"/>
Director	Open	<input type="checkbox"/>

## 2) Approval of previous meeting minutes

- September 19<sup>th</sup>, 2022
  - Lynn agrees to make slight modifications and submit for approval using email.
- October 19<sup>th</sup>, 2022
  - Minutes approved.

## 3) ITEMS TO DISCUSS

### A) Treasurer's report

- 2023 dues status. (Working party to print, stuff, mail dues?)

*Mailing goes out for annual assessments at the end of month.*

### B) Post Covenant Vote (need clarifications)

#### Status of Replat 1a

- CCIOA failed – 1 yes and 1 no vote. Ramifications?
- Can the two HOs petition to join CCIOA at a later date?
- Are the two HOs considered part of Filing 1 with regard to the covenant vote?
  - *Discussed ramifications and attorney comments.*
  - *Robert volunteered to speak with the residents at 1910 Emerald Dr to explain both CCIOA and consolidated covenants since no ballot was received from the residence. If they agree (vote yes) we will need to see if there is a legal 'petition' method to incorporate the two residences into the consolidated covenants.*

### C) Next Steps: Update Covenant for filings 1, 2 & 5 to reflect:

- Revised language for Section 5.17
- Revised language for Section 6.6
- Other?
- Revise title of document from "first through sixth filings" to "first, second and fifth filings"?
  - *Discussed main focus for 2023 are the Design Guidelines and then revisit the entire covenant discussion afterward.*
  - *Submitted covenants to change title to "first, second and fifth" filings.*

### D) When/How to Engage the Lawyers?

- Discussed who will be the main POC to reduce cost and repetitiveness.
  - Decision: *Matt to remain the principal POC between the Board and the Lawyers.*

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E) Board/Committee Open Positions

- Job Descriptions?
- Advertise Openings?
- Any Interest Shown to Date?
  - Director – term through annual meeting of 2023
  - Secretary –
  - Landscape Committee –
  - Luminaries Committee –
  - Design Review Committee –
  - Annual Block Party Committee –
  - Other?
- *Discussed one potential new board member volunteer. Will meet with the individual soon to gather more information on their interest level.*
- *Discussed potential candidate for the Landscape Committee chair. Lynn would try engage to assess any interest.*
- *Luminaria committee organizer is good for 2022.*
- *No candidates recommended for either the Design Review or Block Party committees*
- *Possible candidate for the Secretary position, will need to discuss further.*

F) Design Guidelines/Requirements

- Next Steps: Can all filings have their Design Requirements updated? Filings 1, 2 and 5 would use the process described in the updated Covenants and Filings 3, 4 and 6 would use the process described in the original Covenants.
- Update Status of activities. (Website spot in dropbox?)
- *Discussed progress to date. Kevin to keep Board updated.*

G) Landscape/Snow Removal Contractor

- Contract Status?
- Clearing sidewalks in the interim?
- *Discussed options. Matt will continue to investigate contractors.*

H) Luminaries

- Status – Done for this year?
- *Lynn provided a status for upcoming Christmas Eve*

4) EXECUTIVE SESSION

- Enforcement discussions  
**(Executive session completed)**

5) ADDITIONAL ITEMS TO DISCUSS

- Robert, Kevin, Lynn, Matt
- *Reserve Study Project*
  - *Lynn to begin research into companies to do the work and get quotes.*
- *Invoice for HOA Dishonesty Insurance Policy*
  - *Lynn to follow-up to make sure all Board members are covered.*

6) MEETING ADJOURNED