

MINUTES FOR 06MAR23 MEETING OF THE BOARD OF THE CREEKSIDE I HOMEOWNERS' ASSOCIATION

Meeting held: Monday, March 6, 2023

Minutes prepared by: 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	Kirsten Mispagel	<input checked="" type="checkbox"/>

2) Approval of 25JAN23 meeting minutes

- Done via email
- Minutes have been posted

3) Treasurer's Report

- Account Status – Lynn
 - *Overall looking good to budget. Snow removal is exceeding budget but not unexpected given the weather since the first of the year.*
 - *Discussion of Special Event Insurance (Block Party) and whether we will be having one this year. Lynn will try and find what it cost in previous years.*
- Annual Assessment Status & Plans
 - *85% collected leaving 23 homeowners with outstanding balances. Given new state law/policy, unable to assess late fees and interest until 90 days past due date (Jan 31st).*

4) Old Business/Committee Reports

- Reserve Study
 - 3rd Party Contractor Status – Matt
 - *Matt still working with several candidates.*
 - Ownership Clarifications – Kevin (will update in Folklore section)
- Post Covenant Vote Topics
 - Discussion with Lawyer on possibility of Replat 1a 'petitioning' to join CCIOA and Covenants. – Robert
 - *Lawyer now says that since Filing 1 passed the CCIOA and Revised Covenants, that Replat A is now a part of CCIOA and is governed by both the covenants for Filing 1 and the covenants for Filing 1 Replat A.*
 - *Discussion on existence of covenants for Filing 1 Replat A. Kevin to investigate.*
 - Discussion with the no-vote homeowner in Replat 1a – Robert
 - *Not necessary after discussion with lawyer.*
- Landscape Committee Report – chairperson TBD
 - Contractor Insurance Status – Matt
 - *Matt spoke with Juan and Juan is to provide proof of insurance*

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- Summer Contractor Negotiations – TBD
 - *Matt to investigate options for summer landscape contractor to include Juan's business and at least two others.*
 - *Kevin will resend the landscape 'scope of work' document put together earlier.*
- Relandscaping for Plateau/Sunset, Plateau/Parkview; Creekside/Sunset – TBD
 - Priorities
 - *Will prioritize the two corners* where there are homeowner watering credits being given by the HOA.*
 - *Objective (Ideal): Contact three landscape companies and get quotes for relandscaping (xeriscape) the four corners in discussion.*
 - 1) *SE corner Creekside and Sunset**
 - 2) *NE corner Plateau and Sunset**
 - 3) *SW corner Plateau and Parkview Dr*
 - 4) *SE corner Plateau and Parkview Dr*
 - *With a cap of \$15k (in the budget) get as much of the landscaping as possible completed this year.*
 - *Plan on more landscape work next year to complete the four corners.*
 - Remove water credits w/ new landscape
 - *See above.*
- Rainbow Ridge water reimbursement agreement – Matt
 - *Matt will contact the RR HOA president to get agreement in writing.*
- Design Review Committee (non-enforcement topics)
 - Discussion with Homeowner concerning potential DRC spot – Robert
 - *Will not pursue at this time.*
 - Design Requirements Document Status – Kevin
 - *Update provided on structure of the combined document.*
 - *Using a modified Farm at Creekside structure to help make the document easier to use.*
 - *Anticipate being able to start the working group content review in April.*
- Board/Committee Open Positions
 - *Will start publishing the specific open positions in the next newsletter.*
 - Secretary – TBD
 - IT Coordinator – TBD
 - Landscape Committee Chair – TBD
 - Possible candidate, Lynn to follow up.
 - *Kevin is now following up. Email has been sent to set up a meeting. No response at this time.*
 - Design Review Committee – TBD

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- Luminaria Committee Coordinator – TBD
 - Block Party Coordinator – TBD
 - NGLA Representative – recruit or drop?
 - *Lynn to investigate what is required to sign up for another year. No representative identified at this time.*
 - Garage Sale Coordinator – TBD
- 5) Communication
- Use of Homeowners' emails found in the neighborhood directory
 - Findings and next steps – All
 - *All approved moving forward with the additions from the directory.*
- 6) Folklore
- *A written report is attached with details on all items listed below.*
 - Discussion with Contacts – Kirsten
 - Phone discussion with Steven Noel – Kevin
 - Follow-up with Brien in the City Planning office – Kevin
 - Follow-up with Boulder County Assessor's office – Kevin
 - Consolidated Covenants – Kevin
- 7) Executive Session
- Executive Session was held.
 - Per State Law, details are withheld for public posting.
- 8) New Business
- Website Tweaks – Lynn
 - *Lynn would like to clean up the web page by moving all older meeting minutes into the archives – all agreed.*
 - *Lynn would like to add a map on the initial page of the website to hopefully cut down on the number of 'out-of-HOA' queries – all agreed.*
 - Website Additions – Kevin
 - *Kevin asked if we could also have a section for Board 'Resolutions' to go along with the Policies on the webpage – all agreed.*
 - Legislation Discussion – Kirsten
 - *Kirsten's concerns with processes we were using being in alignment with recent legislative actions were addressed during the meeting. All is good.*
- 9) Next Meeting
- *Agreed that once Matt has a firm schedule for April that we would schedule another meeting.*