

**MINUTES FOR 04APR23 MEETING OF THE BOARD OF DIRECTORS OF
THE CREEKSIDE I HOMEOWNERS' ASSOCIATION**

○ Call to Order, roll call (Matt)

President/Director	Matt Menza	<input 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"/>

○ Approval of 06MAR23 meeting minutes

- Approved
- Minutes have been posted

○ Treasurer's Report

- Account Status – Lynn
 - *No major issues*
 - *Snow removal has exceeded 2023 budget with more snow still expected in 2023.*
 - *Income tax filing is upcoming – just need to file, no taxes to be paid.*
- Annual Assessment Status & Plans
 - *Two more HOs have paid 2023 dues, 14 still outstanding.*

○ Old Business/Committee Reports

- Reserve Study
 - 3rd Party Contractor Status – Matt
 - *Discussed latest proposal of ~\$3,000 from one company.*
 - *Need to review other proposals*
 - Ownership Clarifications – Kevin (will update in Folklore section)
- Landscape Committee Report – chairperson TBD
 - Confirm everyone satisfied with Perez Landscaping COI
 - *Confirmed*
 - Status of Summer Contractor Negotiations – ~~Matt~~ Robert
 - *Reviewed and discussed bid by Perez Landscaping and Concrete presented by Robert. (Bid uploaded to meeting file.) Assumptions made on number of mowings and number of pruning operations but the base number for the summer would be \$6010.*
 - ***Motion to accept the bid from Perez Landscaping and Concrete – seconded and passed (unanimous).***
 - Another discussion followed centered on the irrigation system on the

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cul-de-sac.

- *Robert proposed replacing the current vacuum breaker, valve controller and valves. The new setup to have the new vacuum breaker and control box moved near the water meter, placed on a concrete slab inside a green metal cage similar to what the city uses. Perez Landscaping included a quote for replacing/moving the vacuum breaker, control box and valves. Robert added rough costing for the metal cage and concrete to get a total cost of this project.*
- ***Motion to accept proposal with a cost not to exceed \$3200. Monies to be drawn from the common area maintenance account within the reserve fund. Seconded and passed (unanimous).***
- Relandscaping for Plateau/Sunset, Plateau/Parkview, Creekside/Sunset
 - Update on status – ~~Matt &~~ Robert
 - *Plan is still to measure the water usage at the Sunset signs to validate or adjust water payments to the respective Homeowners.*
 - *Robert presented a Landscape Improvement Plan which would involve getting designs done asap for the entrances and then putting the designs out for bid. (Plan uploaded to meeting file.)*
 - *Anticipate designs done this summer and most likely the installation will be started in 2024. Extensive discussion ensued.*
 - ***Motion to accept the Landscape Improvement Plan as presented – seconded and passed (unanimous).***
- Rainbow Ridge water reimbursement agreement – Matt
 - *Via texting, Matt had contacted the RR HOA President and will be putting together a joint meeting of the Boards where this topic will be discussed.*
- Design Review Committee (non-enforcement topics)
 - Design Requirements Document Status – Kevin
 - *Kevin reported that the review of all five current Design Guideline documents and compared to the proposed consolidated Design Requirements document has been completed.*
 - *Significant content areas to be addressed include house color*

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palette; roof material, style and color definitions, and constructing the appendices.

- *Discussion – hope to begin content review with the Board and all members of the DRC by mid-April and homeowner inputs by the annual meeting. DRC and Board vote by the end of the year.*
- *Full report uploaded to meeting file.*
- Board/Committee Open Positions
 - Secretary – TBD
 - *Lynn to speak with a former HOA Secretary to see if that person is still interested in helping in the 'short term' and determine what 'short term' means to that person.*
 - IT Coordinator – TBD
 - Landscape Committee Chair – TBD
 - *Kevin will send an email to William B. and request another chat, this time with Robert. (Full report uploaded to meeting file.)*
 - Design Review Committee – TBD
 - Luminaria Committee Coordinator – TBD
 - Block Party Coordinator – TBD
 - NGLA Representative
 - *Next blog to explain that we will not renew the NGLA membership due to a lack of a volunteer from the neighborhood.*
 - Garage Sale Coordinator – TBD
 - *Will include a volunteer request into the next monthly blog.*
- Communication
 - Use of Homeowners' emails found in the neighborhood directory
 - Update – Lynn
 - *In process.*
 - Plan for quarterly newsletter flyers - first quarter just finished
 - *On hold for now.*
- Folklore
 - Common Area and Easement Status – Kevin
 - *Found copies of the Quitclaim Deed for Outlot A and Outlot C. Have uploaded the copies to the 'HOA Ownership Documents' folder in Dropbox.*
 - *Confirmed via measurement that the Homeowner property lines on Plateau Road and Sunset Street do not include the sidewalk (on Sunset) or the rock border on either street.*

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- *Have uncovered numerous second-hand confirmations of HOA signage easement but have yet to find the original document.*
- *Full report uploaded to meeting folder.*
- Website
 - Status of approved additions and updates – Lynn
 - *Lynn reported that she is about 25% done.*
- New Business
 - Proposed state land-use legislation: how might it affect Creekside? – Lynn
 - *Postponed to next meeting.*
- Executive Session
 - Covenant Concerns – All
 - DRC Concerns – Robert
 - Annual Assessments, Fees and Reimbursement Issues – Lynn & Matt