

1. Welcome and Topic Introduction (President)
2. Owners Forum
  - Question about meeting minutes. We plan to approve the backlog of minutes in February Board Meeting.
  - **Suggestion** – It is cheaper to rent tables for the annual block party than to store them. Can we donate the tables since they are in poor condition since they take up the majority of the storage space? Discussion to stop paying for a storage unit for \$50/month, before price goes to \$88/month. The rest of the boxes to be stored with the President. **Approved** by board consensus.
  - Suggestion of making the Block Party be a chili cookoff.
  - Question about bylaws revision. Discussion of bylaws editable copies as future work.

3. Call to Order & Roll Call (President)

Vice President/Director	Sterling Babcock	<input checked="" type="checkbox"/>
Director	Dave Blankenbeckler	<input checked="" type="checkbox"/>
President/Director	Fritz Foss	<input checked="" type="checkbox"/>
Director	Lynn Haila	<input checked="" type="checkbox"/>
Director	Jason Kruse	<input checked="" type="checkbox"/>
Treasurer	Lori Varbaro	<input checked="" type="checkbox"/>
Secretary	OPEN	<input type="checkbox"/>

4. Old Business/Committee Reports

- Design Review
  - Brian Terry for DRC Chairman. He is a long-time developer and familiar with design review guidelines.
  - **VOTE:** Approve Brian Terry (2324 Summitview Dr) to become new Design Review Chairman. Motion by Fritz Foss. Second by Dave. **Vote Result:** Unanimous approval. **Vote Passes.**
  - Proposed Dave Blankenbeckler as new Board Liaison to DRC. **Approved** by board consensus.
  - Discussion and **VOTE:** To get a legal opinion on use/enforceability of existing Design Guidelines for consolidated Filings 1, 2, 5 under the new covenants, but bound by old design guidelines. **Vote Result:** 1 in favor (Lynn) and 4 opposed (Fritz, Sterling, Jason, Dave) **Vote Fails.**
- Landscaping
  - Proposed new Co-Chairs: Pat Zolotar & Marcia Babcock. **Approved** by board consensus.
  - New Board Liaison as of Dec 2023: Sterling Babcock. **Approved** by board consensus.
  - Landscaping Common Areas Maintenance (CAM) discussion from Sterling. Three bids compared to be equivalent services.
    - i. **Outlot A:** Creekside HOA owns the property for the Ridgeview sign and the East side of Ridgeview Drive from Pike to Emerald. Rainbow Ridge HOA indicated they very much want to continue the previous agreement that they do the maintenance of that landscaping and they know that Creekside HOA owns this land. Board is working a formal agreement with them.
    - ii. Bid Discussion: 2024 Maintenance Budget is \$7,094. Bids provided. COI will be obtained.
    - iii. **VOTE:** Withdraw the incomplete email votes on Landscaping contractor. Motion by Fritz. Second Jason - **Vote Result:** Unanimous approval. **Vote Passes.**
    - iv. **VOTE:** Approve Panorama as Landscaping contractor for 2024. Motion by Fritz. Second Jason - **Vote Result:** Unanimous approval. **Vote Passes.**
    - v. Suggestion to move snow removal to new CAM contractor, especially if they provide a discount.
  - Fence repair is needed for a few fence rails near Sunset & Plateau with Estimated repair cost \$30-40. **Approved** by board consensus.

- Board/Committee Open Positions
  - Officer Open Position – Secretary (non-voting)
    - Bylaws specify what secretary does. Please spread the word that this position is open.
  - Committee Open Positions – DRC members
    - need 3 from each of Filings 1A, 3, 4, 6 (Chair can be the 3<sup>rd</sup> member for each filing), 3 total for consolidated Filings 1, 2, 5.
- 5. New Business
  - IT Committee (Website, Domain, Email, Document Storage)
    - Proposed Chair – Sterling Babcock. **Approved** by board consensus.
    - Proposed website maintenance/updating lead – Dave Blankenbeckler. **Approved** by board consensus.
  - Updates from Sterling: Passwords and registered computers updated. Costs are being analyzed to reduce costs for Domain, Email, Storage
  - **Motion** by Lynn to suspend this discussion. No second. **Motion Fails.**
  - Continued discussion: Ionos serves our website and we are entitled to other benefits for free. This includes free Domain registration (Currently \$12/yr), unlimited emails (Currently \$36/month for 6 addresses), and file storage at \$5/month (currently Dropbox is \$1080/yr).
  - Discussion: Make sure storage and email is encrypted, secure, and backed up. Agreed to verify that.
  - **Motion:** Approve all four items from agenda (Move Domain, Test file storage, Test backup of emails to Ionos, Test backup of files to Ionos). Motion by Sterling. No second. **Motion Fails.**
  - Discussion: Can we simplify the motion to determine more feasibility?
  - **Modified Motion:** Approve just the first two items of initial steps/testing for IT tools migration to IONOS for further analysis to be provided back to the board (Move Domain to IONOS (saving \$12), Test email on IONOS to evaluate functionality, Test file storage and encryption on IONOS (Cost of \$5/month for 3 months), do NOT back up emails or files (private information) to Ionos yet). Motion by Sterling. Seconded by Fritz. **Vote Result:** 4 in favor (Fritz, Sterling, Jason, Dave) and 1 opposed (Lynn) **Vote Passes.**
- 6. Treasurer's Report
  - Status update on 2023 actuals.
    - Finalize on Monday and post thereafter.
  - Report on Annual Assessment receipts as of 01/31/24.
    - 115 homeowners paid, pending 41.
  - Proposed property sale transfer fee increase (from \$125 to \$200). Board Consensus: To be considered further. Concern about another increase, but is still very small component of closing costs.
  - Proposed Surety Bond coverage increase (from 5 to 7 Board members, suggested to perhaps also increase loss amount) and renewal from old premium level to new premium level. Board will look into increasing this.
- 7. Approvals
  - Jan 17, 2024: Proposal by Glacier Irrigation to supply and install the equipment needed to provide solar power to the irrigation timers on the cul-de-sac. **Approved** by unanimous board consensus.
  - (Copied from Agenda but not discussed due to time) Jan 5, 2024: Updated versions of the Reserve Fund, DRC Review Time Limit, Fire Pit policies (took out the 2023 action-by date references).
  - (Copied from Agenda but not discussed due to time) Oct 6, 2023: Covenant enforcement actions related to home sale.
- 8. Neighborhood logo
  - **VOTE Motion:** Cease using current, or any other, non-exclusive public domain logo for Creekside Neighborhood. Motion by Sterling. Fritz seconds the motion. **Vote Result:** 4 in favor (Fritz, Sterling, Dave), 1 abstain (Jason) and 1 opposed (Lynn) **Vote Passes.**

Quail Room                      Creekside I Homeowners' Association      Wednesday, Jan. 31, 2024

Longmont Recreation Center                      Board Working Meeting                      6-8 pm MST

- Discussion of proposed new logo: We would prefer not to pay for a logo or use one that is non-exclusive and subject to licensing restrictions. The proposed logo was donated and has no cost. Further discussion of new logo was tabled due to lack of time.
9. Executive session items
- a. Homeowner records request. Discussed ideas for fully satisfying request.
  - b. Homeowner concerns. Discussed concerns submitted through website mail.
  - c. Covenants concerns/violations actions. One vote taken to resolve outstanding violation matter.
10. **Action: Lynn Haila resigned from the board.**