

JUNE 13, 2023 BOARD OF DIRECTORS MEETING MINUTES CREEKSIDE I HOMEOWNERS' ASSOCIATION

NOTE: These Minutes were drafted by the Board of Record below, then later revised using additional information received after the Aug. 01, 2023 Special Members Meeting from former 3rd Director of Record Mispagel and Members attending the June 13, 2023 Board Meeting, then approved by the new Board after the Sept. 26, 2023 Annual Meeting.

○ Meeting Location

- Quail Room at the Longmont Recreation Center
310 Quail Road,
Longmont, CO

○ Call to Order, roll call (Lynn)

President/Treasurer/Director	Lynn Haila	<input checked="" type="checkbox"/>
Director	Kevin O'Brien	<input checked="" type="checkbox"/>
Director	Kirsten Mispagel	<input checked="" type="checkbox"/>

○ Owner's Forum

- Seventeen Homeowners signed in representing fourteen properties.
- Four Homeowners requested to speak during the forum with two indicating 'maybe' on the sign in form. Officially, five Homeowners decided to speak when called upon.
- The Owner's Forum structure of having the person recognized to speak and the 3-minute time limit did not hold as the conversation jumped around the room from one Homeowner to another. Topics initiated by the persons recognized to speak were:
 - Wanting to see legal expenses broken out since January 1, 2023, why they were incurred, and why some legal expenses were incurred from the Reserve Fund.
 - Objections to not appointing Members volunteering at this Board Meeting to two vacant Director seats. Wants to see Board appointments occur now in open session of the Board meeting.
 - Concerns expressed and confirmed that Director Mispagel was not being included in all Board business discussions.
 - Objections to not electing Directors to both open seats (not just expiring seat) at Annual Meeting.
 - Concerns over vetting volunteers for open Director seats.

JUNE 13, 2023 BOARD OF DIRECTORS MEETING MINUTES CREEKSIDE I HOMEOWNERS' ASSOCIATION

- Objections to Xeriscape guidelines as they exist and concerns that homeowners weren't allowed to provide input regarding landscaping options.
 - Want better clarification of the overall HOA budget for both this year and next year, in particular, the legal budget.
 - There was an extended discussion of the process for developing and approving the consolidated and revised Property Requirements (previously, Design Guidelines) document. Concerns expressed about lack of required homeowner representation on Design Review Committee and that homeowners were not allowed enough input during the process.
- Approvals
- Vote: Approve the April 26th Special Board meeting minutes
 - A vote on the minutes was not taken as one modification and one addition were requested.
 - Items approved via unanimous email vote
 - Funding of cul-de-sac Phase II
 - Gate installation in HOA perimeter fence
- Treasurer's Report (Lynn)
- Account Status
 - Highlighted two issues
 - Snow removal budget (third Director disputes this was discussed)
 - Legal budget
 - Homeowner asked for legal fees clarification on 2022 Budget.
 - Will add 2022 actual numbers alongside 2023 numbers starting with the next Board meeting.
 - Annual Assessment Status
 - All annual assessments (dues) have been received except one.
 - Explained process for approving reimbursements to President/Treasurer
 - Process involves the DRC Chairperson to sign checks in the presence of another Director on the Board.

JUNE 13, 2023 BOARD OF DIRECTORS MEETING MINUTES CREEKSIDE I HOMEOWNERS' ASSOCIATION

- Old Business/Committee Reports
 - Folklore - Kevin
 - Common Area and Easement Status – report attached
 - Reserve Study – Lynn
 - Plan for regrouping and moving forward (third Director disputes this was discussed)
 - Will reinitiate contact with two 3rd party contractors with whom there were previous discussions for quotation requests.
 - Landscape Committee Report
 - Status of Cul-de-Sac work – Lynn
 - Replacement and relocation of the pressure vacuum breaker and valves has been completed.
 - Wiring needs to be completed.
 - Will assess next water bills to see if the leak has been fixed.
 - Relandscaping for Sunset/Creekside, Sunset/Plateau
 - Update on status – Kevin – report attached
 - Interim plan for upkeep – Lynn
 - Requesting bids from contractors to remove the dead/dying trees.
 - Design Review Committee Report (non-enforcement topics)
 - Design Requirements Document Status – Kevin – report attached
 - Vote: Revised Interim Xeriscape Guidelines in response to SB 23-178
 - The vote to approve the state legislature driven additions to the Interim Xeriscape Guidelines was delayed for additional review and inputs.
 - Garage Sale Committee Report – Kirsten
 - Kirsten reported the Garage Sale was a success and read from an email received after the event.
 - Board/Committee Open Positions
 - Director - up to 2 (both through August 2024)
 - Lynn explained that Director appointments were not going to be made at this meeting. Lynn also stated that pending advice from the Attorney, we could not say anymore at this time.
 - After feedback from the Homeowners in attendance, Lynn stated she would, based on the Attorney advice, provide as

JUNE 13, 2023 BOARD OF DIRECTORS MEETING MINUTES CREEKSIDE I HOMEOWNERS' ASSOCIATION

much information as the Attorney approves.

- Secretary
- IT Coordinator – TBD
- Luminaria Committee Coordinator – TBD
- Social Event Coordinator – TBD

third Director
disputes these were
discussed

New Business

- Vote: Joe Hudson to join the Design Review Committee
 - Kirsten requested time to meet and speak with Joe prior to voting.
- Annual Homeowners Meeting 8/19/23 - Lynn
 - Discuss time and place
 - Homeowner feedback requesting consideration of:
 - Different month
 - Different date
 - Different day of the week
 - First cut at agenda
 - Budget
 - Director (1) election
- Annual social event - All
 - Discuss framework - type, date, place
 - Board indicated openness to what type of event based on a volunteer Coordinator stepping forward with a plan.
 - Board Director and another homeowner offered to coordinate. President mentioned budget would be lower this year and would be in contact.
 - Coordinator from previous years indicated potential interest in doing it again.

Non-Board Members were excused at this point.

○ Executive Session

- Board Appointments/Elections
- Covenant Concerns – All (third Director disputes any of these were discussed as well as the votes taken/recorded)