

MEETING MINUTES

1) Call to Order, and Roll call

President/Director	Lynn Haila
Vice President/Director	Vacant
Treasurer/Director	Lynn Haila
Director	Fritz Foss
Director	Vacant

2) Confirmation of quorum

Attendance: 32 needed, 121 attending (Number attending increased, but was not reported)
(Number of proxies was not reported)

3) Introductory Remarks

Lynn Haila – Thank you to volunteers for Registration, Note Taking, Validation of Proxies, Ballot Counters.
Rules for meeting: We will strive to end by 8:30. Agenda will be simplified.
No Dissolve HOA discussion tonight.
Will allow questions for candidates from the floor.

President's Comments (Lynn Haila):

This has been a difficult year for the HOA Board and for its Volunteers. The agenda speaks to our accomplishments. The Neighborhood is openly divided. We need to communicate better. This is even more important when our opinions differ. Passing out flyers is not the same as communicating. Let's come back together as a Neighborhood. If you have an issue, start a conversation with the Board. We can get Neighborhood back to where it was, we need to remember why we wanted to live here to begin with.

Board Member Comments (Fritz Foss),

It's been an honor, a pleasure and a privilege to serve the HOA as a Director for the last 2 months. I appreciate your trust. I got to know more people, and had a lot of interactions, and got lots of input. I believe the counsel of others is helpful, even when we don't agree. The work has been a bit overwhelming at times, given other responsibilities. In every case, in every topic, I always remember that care and effort is needed because the board's decisions affect my neighbors' lives. I struggle to obtain best outcome in all cases. I care about the future of your HOA. I do believe in filling the board through member election rather than by appointment.

4) Votes to fill vacant and expiring Director terms

BALLOT #1: Fritz Foss Expiring Term as Director, position expires 2026:

Candidate Statements

Fritz Foss has lived on Parkview Drive since 2006, and works in Planetary Geophysics. Wants to be an advocate for members in all Board actions. Commits to helping homeowners to stay compliant with rules. Wants to keep dues as low as possible. Wants to control costs – that is a work in progress. Feels he is keeping that promise by having the proposed dues for 2024 the same as 2023. Community property is in

good shape: working on revamping the landscaping project, and on improved and revised Water Wise Guidelines. He vows to get to know you – is working on that.

RESULT: Fritz Foss elected to Board through open paddle vote.

BALLOT #2: Fill Director position expiring 2025:

Candidate Statements.

Sterling Babcock has lived on Creekside Dr. for 26 years and plans to live here for many years to come. Looking to bring back a sense of community. Has a number of concerns: Over-spending on legal costs. Reserve fund has been used for what should be budgetary expense. Violations have been sent to select homeowners. Only 3 of the filings passed the new covenants, representing 25% of the population. Covenant and Bylaw changes were not getting member input. Wants homeowners to have more opportunities for input. Wants to keep transparency on the Board and create community. He is detail oriented and will be able to plug up some holes in the bylaws.

Dave Blankenbeckler was on the ballot for 2-year term, but withdrew in favor of the 1 year ballot. But gave his candidate statement here. Dave has lived on Ridgeview Way since 1999. He has never been on the Creekside Board, but he is aware of what the board did. It was never a militant board. He was an HOA president in California. We need to put stuff behind us and figure out how to move forward. Maintain neighbors and friends, keep board transparent and serve the Creekside Community.

QUESTIONS: Candidates responded to questions from the floor.

The questions related to specifics on achieving transparency, views on Covenant filings process, and perspectives on an oversight committee for the HOA Board?

Sterling said that transparency could be achieved by being responsive to emails; make document inspections easier; encourage more participation at board meetings; put comment details into the minutes. Regarding bylaws, he feels they were re-written to give more power to the board and are being selectively interpreted. The bylaws need to be fixed. Has no objection to an oversight committee. Wants to reform proxies at our meetings.

Dave said that, regarding transparency, there is a good start to better transparency by greater attendance in the meeting; all committee work should be more visible with public meetings and published minutes. Board meetings need to be advertised sooner and better. Regarding the filings, CC&Rs were a disaster. We need all filings to be under the same rules. We need to get feedback earlier in the process. Challenge shouldn't happen just at the end of the process. Regarding a proposed oversight committee, there are checks and balances in place. We need to use the tools at our disposal. Homeowners are the oversight committee for the board.

RESULT: Sterling Babcock was elected to the HOA Board for a two-year term through an open paddle vote

BALLOT #3: Fill Director position expiring 2024:

Candidate Statements

Bob Breeden has lived on the Cul de Sac since 1997. There will always be problems and disagreements – even in our own families. If we are here for the good of everyone we can always find a way to work together. In his professional life, Bob worked on contracts for a major company and has negotiation experience. Always have to work together. Express opinions at all times. Bob said that it was ironic that we spent so much of our reserve funds to hire law firms to help rewrite covenants. The covenants were completely redrafted when we only needed to make sure we were compliant with state laws meant to ensure we had enough reserve funds. Ironically, those funds dwindled as a result of those legal expenses. We have to keep focused on why we are here.

Jim Hassett has lived on Summitview for 26 years. In the past, he has served on the HOA board as Director/Treasurer/President. He wants to continue working to transition to the new bylaws. We should be in compliance with the Colorado Common Interest Ownership Act. Compliance should be handled by the HOA board so that we only have to think about dues, luminarias, and annual meetings. Jim cares about the Folklore Project, where old timers can record information useful to future generations. We need to improve communication between board members and homeowners, such as through the website.

Jason Kruse has lived on Ridgeview Way since 2006. He has served on the board in the past when things were more friendly. Looked at serving on the board as being similar to baseball. Approach those out of compliance in a friendly manner, giving people up to 3 strikes before enforcing the rules. Believes in complete transparency. The bylaws are broken and need tweaking. There should be no proxies given to people who are being voted.

Dave Blankenbeckler was put on this ballot for 1-year term. See Candidate Statement above.

QUESTIONS: Candidates responded to questions from the floor.
The questions related to homeowner harassment by Board members; transparency; and views on dissolving the HOA.

Jason doesn't believe in harassment, but the rules have to be followed. Regarding transparency, he thinks the board should use as many ways to communicate as possible, even walking the neighborhood and distributing info. He is opposed to dissolving the HOA.

Jim said the situation described sounded like a nightmare, but he did not have information on it. He would have to look at the reports and get the details. If there is no violation, the board should not be involved. Regarding transparency, can't add anything new to what has already been said, except we have to remember that communication is a 2-way street. He believes that the website is an improvement. Opposes dissolving the HOA.

Bob agreed that harassment should not happen. Bring these kinds of issues to the whole board. If one person out of 5 is engaging in harassment, 3 people can vote that person out. Regarding transparency, all board meetings should be open and the main issues published in the minutes. If I am on the board, you can talk to me anytime about anything. Opposes dissolving HOA.

RESULT: Jason Kruse was elected to the HOA Board for a 1 year term through paper ballots.

(2 ballots were not included in the count because the ballot counters could not see 1 name as clearly being voted for.)

BALLOT #4: Fill Director position expiring 2024:

Candidates:

Dave Blankenbeckler

Jim Hasset

Bob Breeden

Matt Adams (volunteered from floor)

Harsha Ramakrishnappa (volunteered from floor)

Additional Candidate Statements:

Matt Adams has lived on Creekside for 3 years. Part of the reason he is running is because of the division on the board. Our neighborhood should be open and inclusive. He is in favor of disbanding the HOA and allow the city to govern us. He trusts the homeowners to make good decisions for their properties.

Harsha Ram. Agrees with Matt. Harsha wants to be on the team. He wants community not animosity. Felt like a nice neighborhood. Want to see Sterling's plans implemented.

QUESTIONS: Candidates responded to questions from the floor.

Candidates were asked about the Design Review guidelines.

Harsha doesn't like the DRC.

Jim is not up to speed on the guidelines and would have to take a look at them.

Dave is suspicious of meetings that were not open.

RESULT: Dave Blankenblecker was elected to the HOA Board for a 1 year term through paper ballots.

5) Financial Report (Treasurer Lynn Haila)

2022 Review

Lynn walked through some of the items on the budget vs the actual, explaining various items. Some questions arose, especially related to the Legal expenses for the review of the governing document. Several questions arose around the setting of that budget in 2018.

2023 Budget

No To-Date actuals were provided. Fritz Foss confirmed Lynn's statement that we are underbudget for this year, so far. But details on spending were not given.

2024 Budget

This budget was put together by Lynn and reviewed by Fritz Foss. Concern was expressed that it should be reviewed by the larger new board. Also, time was running out for discussion and several questions could not be addressed.

Reserve Fund Discussion

Q: How much should be in the reserve fund? Does the state law dictate this?

Lynn: No specifics are prescribed about how much or how fast the reserve fund should be grown. An outside company was to be hired to do a reserve study to determine what was needed to cover current costs on traditional expenditures related to fencing and sprinkler systems.

Q: Do we have to pay for someone to calculate that? Shouldn't we have enough data?

Sterling: Underscored the importance of a reserve study so that we can budget specifically and with today's prices.

RESULT: Members voted to suspend consideration of the 2024 budget for tonight.

Lynn requested that the board prepare another budget in the next 30 days.

There seemed to be general agreement to this among the board members.

- 6) Fritz Foss reported on the Social Event planned for October 21st in the Cul de Sac.
He has recruited volunteers (Harsha, Kirsten, etc) and invites others to email the board to volunteer.
Food: there will be finger food, snacks, and desserts from Costco, or BYO.
Activities: They plan on lawn games and face paintings.
Portable Toilet will be there (cost ~\$200)
Working up a budget and will finalize the details to come up with cost.
Rain date will be the next day, Oct. 22nd.
- 7) Meeting was adjourned.