

**BOARD OF DIRECTORS MEETING MINUTES
THE CREEKSIDE I HOMEOWNERS' ASSOCIATION
September 6, 2023 at 6:30 FRCC Community Room**

- Housekeeping (Lynn)
 - Laid out meeting conduct process and protocol.
 - Addressed Member's questions about executive sessions (need for, recording of).
 - Addressed Members' questions concerning inadequate meeting notification.
 - Addressed Member's comments about privacy rights vs. providing information to Members. Promised follow-up.
- Owners Forum
 - 27 Homeowners signed in representing 21 properties.
 - 8 Homeowners requested to speak on sign-in form.
 - Mostly held to 3-minute time limit on persons recognized to speak. Topics initiated by speakers included:
 - Concerns about 2024 budget and level of spending, specifically large legal and landscaping project expenses. Need for more budget vs. actuals transparency and updates. Concern about Board broadening its scope of authority including through Landscaping and Design Review Committees' roles.
 - Related accounts of interactions with/claims by previous Board members.
 - Concern over Board voting at this meeting to appoint Directors to open Board seats so close to Annual Meeting.
 - Objections to 1) Board vote to appoint a Director at this meeting, 2) inconsistent computation of Budget variance line items, 3) presence of "Dissolve the HOA" Annual Meeting agenda topic without having seen a proper petition for such a topic to be presented at same, 4) lack of decorum from the audience during Special Meeting presentations. Also expressed concern about the functioning and efficacy of a two-member Board.

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- Questioned need for legal spending to update/revise the Design Guidelines (DGs). Concerns about their purported length, lack of complete filings representation on the Design Review Committee (DRC) re-writing them, lack of broader Member involvement in re-writing them, lack of a Membership vote in adopting them. Concern that any legal review would be premature, before the broader Membership can review/provide input on the revised DGs. Suggestions that revision process start from scratch with Membership involvement at the outset.

President explained that DRC membership should be 10-12 Members, DGs revision process started with merging existing DGs (version 1), DRC comments added giving DGs version 2, current version 3, full DRC will further review/comment to create version 4, which will likely go for legal review. President committed to handle the DGs differently (with owner input) than were the (consolidated) covenants. President also committed to add DRC and DGs topics to Annual Meeting Agenda.

- Concern about the lack of easily accessible information and/or being able to discern truth from gossip regarding Board motives and the future status/management of the HOA.
- Concern that there is not a counter argument topic to the “Dissolve the HOA” topic on the Annual Meeting agenda.
- A previous Board President clarified rationale for consolidating/ revising the covenants, need for their legal review and spending.
- Request for audit of HOA Board and lawyers/legal spending. President explained the formal records request process, and clarified what can be released in such a request.
- Specific question to Board: Are you aware of or participating in any plan or process to have Creekside Neighborhood/HOA Administration assigned to any property management firm, Guardian Property Services, or any affiliate of Altitude Law? President’s answer: No.

○ Call to Order, roll call (Lynn)

President/Treasurer/Director	Lynn Haila	☒
Director	Fritz Foss	☒

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○ Approvals

- VOTE: Approve August 1 Special Meeting minutes.
 - Motion made and seconded, unanimously approved.
- Mentioned items approved via unanimous email vote
 - Interim Guidelines for Water-Wise Landscaping
 - Removal of dead and dying aspens from Creekside signs on Sunset

○ Treasurer's Report (Lynn)

- Account status, review/discussion of Financial Scorecard.
 - Explained/justified overages on budget line items, including electronic communications/records storage, homeowners meetings, social event, legal, and snow removal, and why overages occurred.

○ Old Business/Committee Reports

- Status of June 13, 2023 Board meeting minutes - Fritz
- Folklore (Member suggested renaming to Common Areas Research) - Fritz
- Reserve Study - Lynn
- Annual Homeowners Meeting 9/26/23 - All
 - Review and agree upon agenda
 - President clarified officers' election process in response to Member question.
 - Discussion on additions to agenda. Director asked for more time to consider draft agenda before finalizing.
 - 2024 Proposed Budget
 - Final review
 - Members requested more description of the budget lines items and how they are computed for clarity. President reminded Members that the Budget will be part of the Member packet mailing for the Annual Meeting.
 - Members requested legal expenses not be a component of Reserve Fund spending going forward.
 - President committed to rework the budget for clarity.

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- VOTE: Accept 2024 Budget
 - Motion made and seconded, unanimously approved.
- Review remaining To Dos and timing (not done).
- Annual social event - Fritz
 - Update
 - Agree to next steps
 - Planned for October 21st, limited budget, in cul-de-sac, Members' planning help acknowledged.
 - Discussed steps for getting street barricades.
- Landscape Committee Report
 - Status of Cul-de-Sac work – Lynn
 - Discussed unmetered use of city power for irrigation system and planned conversion to solar.
 - Status of dead aspen removal project – Fritz
 - Three bids, lowest (~\$1300) also the best (arborists, includes stump grinding), scheduled for Oct. 3rd.
 - Relandscaping for Sunset/Creekside, Sunset/Plateau, Plateau/Parkview - all
 - Create framework for project, including order and timing.
 - Member concerned about the overgrown lavender at Parkview/Plateau.
 - Member mentioned the need for three bids for these projects.
- Design Review Committee (non-enforcement topics)
- Design Requirements Document Status – Lynn
 - Skipped, since discussed during Owners Forum
- Board/Committee Open Positions
 - Directors
 - VOTE: Appointment of one Director to fill a Board vacancy prior to the Annual meeting
 - Motion made and seconded, Lynn yay, Fritz nay, so motion/vote failed.
 - Committee Open Positions (short mention/appeal for help on this item, otherwise not discussed)

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

New Business

- None at this time

Any non-Board Members were excused at this point.

- Executive Session (was not held since the meeting ran long)
 - Board Appointments/Elections
 - Covenant Concerns – All
 - Annual Assessments, Fees and Reimbursement Issues – Lynn