

Dear Neighbors,

Happy Spring to all of my fellow Creekside neighbors! I hope you have been enjoying the nice weather we've been having and the emergence of the Spring foliage. It's hard to believe that it's been over seven months since our last Annual Members Meeting where, in record attendance and participation, you elected new Board Directors Sterling Babcock, Dave Blankenbeckler, Fritz Foss (yours truly), and Jason Kruse thus beginning a new chapter for Creekside I Homeowners' Association. Since then, the Board has been working hard on your behalf to take the Association in a direction consistent with your votes and voices. I am writing now to give you an update on our progress.

- We elected a new President (me), Vice President (Sterling Babcock), and Treasurer (Lori Varbaro) last October. Our previous President, Treasurer and Director, Lynn Haila, helped in handing off these important roles. At the January 2024 Board Meeting, Lynn decided to step down from the Board and Dan Mispagel subsequently volunteered and was appointed to fill the open Director position at the March 2024 Board Meeting. While Dan has agreed to perform the duties of Secretary in the interim, we are still in need of a permanent Secretary, so please reach out to the Board if you'd like to volunteer for this important role. The Board has been holding regular monthly Board meetings and we encourage/welcome all Members to attend. See the Website for each meeting's agenda.
- After Lynn's transition assistance, our new Treasurer Lori Varbaro is now fully up to speed and has been working hard managing the Association's books/finances. Additionally, due to Lori's working with homeowners, I am pleased to report that the Association achieved 100% remittance of 2024 annual assessment payments without having to take any collection actions, for which the Board is grateful and the Members are to be congratulated! In addition to the day-to-day tasks of Treasurer, Lori worked with me to prepare and file the Association's 2023 tax forms, and she worked with both Sterling and me to thoroughly review its banking/financial/accounting records and reports, documenting/reporting findings/recommendations to the Board. Additionally, upon Lori's recommendation, the Board has recently approved and engaged St. Vrain Financial to independently review these records and reports which has culminated in a report documenting findings/recommendations delivered to the Board. When the financial review process is finished, the Board will produce a full

report of all internal and external findings/recommendations to be made available to the Membership when completed. Finally, the Board is actively trying to find cost savings in every component of the Association's operations and projects so that assessments can remain as low as possible while achieving a sufficient level of reserve funding as soon as possible.

- We have formed a Governing Documents Committee (GDC), chaired by Director Jason Kruse, to thoroughly review and propose revisions to the Association's Policies, Bylaws, and Articles of Incorporation. The overarching goal of this process is to ensure that the language in these documents serves to clarify, maintain, and strengthen the Membership's control and influence over the Association's mission and governance going forward. We will be asking Members to review and redline these documents with proposed revisions and provide further input before producing revised documents for a Membership approval vote at the 2024 Annual Meeting.
- Director Dan Mispagel has agreed to take the lead in researching, reviewing, documenting and monitoring proposed and/or enacted statutory legislation that pertains to and impacts our Association and Community. Dan is working on a spreadsheet summarizing the bills/statutes consequential to, along with any actions required of, Colorado HOAs, which will be shared with the Members. Some of this legislation has been brought to the Board's attention by and discussed during recent Board Meetings by attending Members, or through email from Members, for which the Board is appreciative.
- Brian Terry has volunteered and been appointed to be our new Design Review Committee (DRC) Chair, and Director Dave Blankenbeckler has volunteered as its new Board Liaison. As a long-time developer and neighborhood property owner, Brian brings a wealth of experience to this role. So far this Spring, there have been half a dozen projects submitted for review, all having been approved. We are in the process of filling the DRC with the requisite number of volunteers from each filing to assist with project review/approval. Please contact Brian (architecture@creeksideneighborhood.com) and/or the Board (board@creeksideneighborhood.com) if you would like to volunteer. Additionally, the DRC Team will be reviewing and/or proposing revisions to the Declaration of Covenants, Conditions & Restrictions/Design Guidelines (CC&Rs/DGs) for consideration by the Board and Membership before putting them up for an approval vote at the 2024 Annual Meeting.
- Marcia Babcock and Pat Zolotar have volunteered and been appointed new Landscaping Committee (LC) Co-Chairs, with Director Sterling Babcock serving

as Board Liaison. This year the Board contracted Panorama Coordinated Services, Inc. to provide our common area landscaping maintenance services. Spring clean-up, aeration, mowing, and weed control was completed as of April 16 and the common areas' irrigation systems were activated mid-May. Additionally, members of the Board and Community recently worked on the main entrance landscaping to put down some mulch, trim low-hanging tree branches, and replace some defective sprinkler head parts. Some generous neighbors subsequently donated and planted some flowers in front of the main sign. The Board approved Glacier Irrigation to convert the cul-de-sac irrigation system to solar power, which is now installed. Finally, the Board/LC are reviewing/considering revisions to the common area re-landscaping project plans proposed by the previous Board, with three new bids to be solicited for performing the work at a later date.

- We have formed an Information Technology Committee (ITC), chaired by Director Sterling Babcock. So far, we have taken steps to better secure access to the Association's/Board's email and web servers (website and cloud storage). We have recently transferred our domain to, and are in the process of testing email and cloud storage hosting with, our web hosting service. If fully functional and secure for our needs, we plan to transfer these remaining services as doing so will save the Association significant money.
- We have formed a Communications Committee (CC), chaired by Director Jason Kruse with assistance from Directors Dan Mispagel and Dave Blankenbeckler. The overarching goal of this Committee is to maintain/enhance/expand means of communication with/among Association Members to ensure awareness of/participation in Association and Community activities/meetings as well as education on statutory and/or declaratory topics affecting the Association and Community.
- We held our annual neighborhood block party/meeting in the cul-de-sac last October, complete with food and activities. It was well attended and it was nice to meet and mingle with fellow neighbors who were there. Also, we assembled and distributed the holiday luminaria last December. These activities were made possible with lots of help from neighbors and I'd like to thank everybody who helped make them possible. Along with the June 8th joint Creekside and Rainbow Ridge garage sales, we are planning to hold these activities again this year. Please reach out to the Board if you'd like to participate in planning and preparations.

- Finally, and very importantly, the Board has a responsibility to the Community to make sure that Members comply with the CC&Rs/DGs applicable to their properties and homes. The Board considers it in the best interest of the Community and its Members to do this in a manner that is respectful, considerate and helpful. It is every Member's responsibility to comply, and doing so without the Board having to invoke enforcement actions is the ideal outcome in any situation where there is non-compliance. Please be considerate of your neighbors and the Community by following the CC&Rs/DGs. If you are not sure you are in compliance, please don't hesitate to consult these documents on the Website and/or reach out to your neighbors, the DRC or LC, and/or the Board. It has been suggested previously by various neighbors that we get a group of willing and able volunteers together to assist other neighbors with problems they may be having with their landscaping or other circumstances covered under our CC&Rs/DGs. Originally Member Marcia Babcock and most recently Director Dave Blankenbeckler have suggested that the Board create a Community Service Committee through which this could be organized. If you are supportive, and/or would like to volunteer, please reach out to the Board.

In closing, I am very proud of the work the Board and Member volunteers are doing on behalf of our Community! It has been and continues to be an honor and privilege to serve as a Director and now President of our Association. I encourage you to attend/participate in our monthly Board Meetings, Annual Meeting and Community activities, and to volunteer on Committees and help plan/organize our activities. I welcome your comments and suggestions on how to improve our Association and Community, so please don't hesitate to send me an email, give me a call, or drop by to chat in person (2210 Parkview Dr).

Sincerely and respectfully yours,

Fritz Foss
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