

Agenda

1. Welcome (President)
2. Owners Forum – 10 min.
 - Member – requested update on landscaping for corners.
 - Need to consult with homeowner regarding Parkview/Plateau corners. Plan is that up to two corners could be relandscaped, need to economize on cost which may require scaling down plans that were drawn for those corners.
 - Water at two corners (Sunset/Creekside, Sunset/Plateau) need to talk to homeowners to see if they turn on the zones to water the corners. There was some damage to sprinkler lines when the aspen trees were removed. Will discuss during Landscaping part of the meeting.
 - Question about volunteers for Secretary? There haven't been any volunteers for Secretary.
3. Call to Order & Roll Call (President)

Vice President/Director (exp. 2025)	Sterling Babcock	<input checked="" type="checkbox"/>
Director (exp. 2024)	Dave Blankenbeckler	<input type="checkbox"/>
President/Director (exp. 2026)	Fritz Foss	<input checked="" type="checkbox"/>
Director (exp. 2025)	Dan Mispagel	<input checked="" type="checkbox"/>
Director (exp. 2024)	Jason Kruse	<input checked="" type="checkbox"/>
Treasurer	Lori Varbaro	<input checked="" type="checkbox"/>
Secretary	OPEN	<input type="checkbox"/>
4. Meeting Minutes Approvals
 - March 27, 2024 Board Meeting Minutes – delayed until next Board Meeting.
5. Treasurer's Report – 5 min.
 - Annual Assessment – receipts as of 04/29.
 - 100% paid
 - 2023 Tax Filing – update.
 - Filing done on April 9th.
 - 1Q 2024 Financials – review at May Board Meeting.
 - Independent Review of Financials – began 04/22, status update.
 - Sessions started last week, continuing this week and next week.
6. Old Business/Committee Reports – 30 min.
 - Design Review (Fritz Foss for Brian Terry, Dave Blankenbeckler – both out of town)
 - Three additional Project Submission Forms (PSFs) submitted and approved since previous Board Meeting. That makes 6 PSFs submitted since the beginning of March: all have been reviewed and approved. The submissions were for paint, removal of dead trees, and re-roofing.
 - Landscaping (Marcia Babcock, Pat Zolotar, Sterling Babcock)
 - Cul-de-sac solar conversion – update.

- Converting irrigation to solar. Vendor was supposed to start early April, waiting for water to be turned on.
 - Annual maintenance update – spring cleaning, aeration, weed control, mowing, irrigation turn-on/testing.
 - Landscaper slow to get started even though monthly invoices are being paid. Not their standard operating procedure to give an itemized statement of monthly work they've done, but we need these for records.
 - Irrigation will be turned on after May 1.
 - Area around Main Entrance sign needs mulch.
 - Getting three quotes for mulch: to save money, volunteers to pick up and spread mulch; will select option after irrigation is turned on.
 - Sprinkler lines: Sunset and Creekside. Sprinkler lines were not working last fall, assumption is that aspen trees were pinching the line, and that subsequent work to remove aspens and grind stumps may have torn up the source line for that zone. Homeowner will turn on sprinklers – may be able to disconnect section that watered aspens and route water only to the bushes. Sterling will look at this.
 - Sunset and Plateau: somebody on Plateau asked Comcast for service. Comcast started to dig a hole under Plateau, realized that they could make the connection without digging the hole, and walked away leaving a three foot hole on Sunset at the side of the road. Marcia contacted Comcast several weeks ago and they opened a ticket, but nothing has happened since then. She's going to chase this down with the city.
 - If Landscaping for corners is revised (to reduce costs), will homeowners be able to review the revisions? Revising to reduce costs has been discussed, but no action has been taken yet. Existing plans require drawing water from adjacent owners, and there's no indication that they have agreed to that, so may consider revising plans to use less water.
- IT (Sterling)
 - Migration from Google Workspace & Dropbox to IONOS electronic communication/storage tools – updates/testing status (Sterling)
 - Web domain hosting – IONOS transfer complete
 - Email – IONOS hosting/testing update
 - Plan is to stop using Google Workspace for email: they have raised their prices. Google charges by email address, and we only have five, so sometimes emails have to be forwarded to other accounts, private emails, which is insecure.
 - Currently have one (email) set up and active with IONOS for testing: board@creeksideneighborhood.org. We are able to test this at half cost for six months (then it would revert to normal cost). Sterling has emailed instructions to the Board on

- how to test this. We can get 10 email addresses with IONOS, which can cover 5 directors plus Treasurer, Secretary, etc.
- Gmail accounts' contents archiving/migration
 - Intention is to migrate all the Gmail emails to the new platform. IONOS has a migration tool to migrate email; might be able to test migration on recovery Gmail account (only 43 emails). Sterling will also work to update recovery email account. Plan is to migrate from Google to IONOS and then re-point to avoid any interruption.
 - Cloud storage (electronic records) – IONOS HiDrive
 - Plan is to stop using using Dropbox: they have raised their prices. Could save significant amount of money by changing to IONOS.
 - Testing IONOS HiDrive storage space with test/temporary documents; do not add any private files there during testing. It is hosted in Germany, encrypted going both ways. Syncing capabilities like Dropbox. Works for Mac, PC, iPhone, Android.
 - Planned website changes (Fritz Foss for Dave Blankenbeckler)
 - Update PHP version (stops monthly out-of-date fee) – still pending.
 - Names and filings of new DRC members (once they are on-board) – still pending. Three volunteers thusfar – try to get the word out to see if we can get more volunteers. Member suggested putting more information into flyers about what a volunteer might be expected to do.
 - “Enforcements” Section now on Contact Us page, removal from Design Review page pending.
 - DRC is not in charge of enforcement, so enforcement was moved to Contact Us page.
 - Communications (Jason Kruse, Dan Mispagel)
 - Continue with periodic informational flyers.
 - Flyers are different from people signing up on website for newsletter, which is basically capturing things that are posted on website. Homeowners who register on website for newsletters have their email address added to Mail Poet email list. May want to find a way to email new newsletter/flyer.
 - Updating master email address list – status.
 - Collect info through ‘contact me’ part of website. Be flexible about means of communication.
 - Members may volunteer their preferred email address for receiving communications from the HOA through Contact Us page – give permission in Message section.
 - Primary means of communication remains the Website.

- Governing Documents Review (Jason Kruse) – status update
 - Sterling created a Dropbox folder for this with original version and proposed updates.
 - Jason will make another plea and suggestion and set a meeting date for whoever is on that committee.
 - HOA-related legislation tracking (Dan Mispagel) – status update
 - HB23-1105 (HOA Homeowners' Rights Task Force) – 398 page final report available as of ~April 7.
 - HB24-1152, SB24-154 (Accessory Dwelling Units) – discussion.
 - Dan is drafting a spreadsheet with the HB or SB number and simple description: what it is and how it affects Creekside HOA. Can include a link to the actual bill. Fritz found some material that he can post on the website to help describe the bills.
 - Member mentioned another law that just passed (HB 24-1007) prohibiting local governments from limiting the number of unrelated people living together under the same roof. Local governments should still be able to implement some occupancy limits based on health and safety standards. Dan will look at this to get more information.
 - Fritz mentioned the Corporate Transparency Act: any entity formed before Jan 2024 (including the HOA) has to report beneficial ownership information (BOI) by January of 2025. Need a FinCEN ID for this.
7. New Business – 10 min.
- Garage Sale – planning discussion
 - Penny Heller, Secretary for Rainbow Ridge HOA, suggested June 8 for joint garage sale.
 - Dan and Jason can mention this in the neighborhood flyer.
 - Annual Block Party – planning discussion
 - Suggestion of having a Chili cook-off. Last year the date was towards end of October, may want to move that earlier this year. Maybe end of September, after kids are back in school. Will reach out to prior organizer Anna Gravelle to ask for her input.
 - Rejoining Longmont Neighborhood Group Leaders Association (NGLA) – discussion
 - Karen Kruse attended last meeting; Jason will ask her about it. Dan will do some research on this as well.
8. Board/Committee Open Positions
- Secretary
 - Longstanding open position. Discussed possible remedies. Director Dan Mispagel volunteered to become interim Secretary until a permanent Secretary is found.
 - DRC members – need 3 from each of Filings 1A, 3, 4, 6 (Chair can be the 3rd member for each filing), 3 total for consolidated Filings 1, 2, 5.

- Three new Member volunteers (will announce and post to website once they are on-board).

9. Approvals

- 04-02-2024 email motion and vote to approve private version (includes executive session detail) of 01/31/2024 Meeting Minutes: **Passed unanimously.**
- 04-09-2024 email motion and vote to approve funding for St. Vrain Financial's review of Creekside I HOA's books/financial records: **Passed unanimously.**

10. Executive Session

- None.

Adjourned