

Agenda

1. Welcome (President)
2. Owners Forum – 10 min.
 - Nine members attended and 2 requested to speak.
 - Question: has the board set out any guidelines for covenant violation reporting and litigation?
 - Answer: The board is not actively going out to seek covenant violations. There is a mechanism for members to report covenant violations on our website, in the enforcement section; we will be moving this section off the design review page and putting it in the right-hand panel to show up on every page. There are some outstanding violations that the board needs to address. Issues will be addressed by the President and probably also DRC chair to advise if it's a DRC-related violation, or a planning violation against the design guidelines. We would have some recommendation to bring homeowners into compliance.
 - Comment: Thank you for hard work securing internet and gmail for the board.
3. Call to Order & Roll Call (President)

Vice President/Director (exp. 2025)	Sterling Babcock	<input checked="" type="checkbox"/>
Director (exp. 2024)	Dave Blankenbeckler	<input checked="" type="checkbox"/>
President/Director (exp. 2026)	Fritz Foss	<input checked="" type="checkbox"/>
Director (exp. 2025)	OPEN	<input type="checkbox"/>
Director (exp. 2024)	Jason Kruse	<input checked="" type="checkbox"/>
Treasurer	Lori Varbaro	<input checked="" type="checkbox"/>
Secretary	OPEN	<input type="checkbox"/>
4. Director Volunteer – Dan Mispagel
 - Volunteer Statement.
 - Several Members expressed concern about the Director appointment process in general and/or a desire to amend the Bylaws regarding such appointments. One Member expressed concern about this appointment in particular and recommended a “no” vote, another expressed support for this appointment from a position of prior experience while serving on a previous Board with the Candidate.
 - VOTE: Nominate & appoint Dan Mispagel to fill vacant Director seat expiring in 2025. Motion by Fritz Foss. Second by Sterling Babcock. **Vote Result**: Unanimous approval. **Vote Passes.**
5. Meeting Minutes Approvals – 15 min.
 - VOTE: September 26, 2023 Annual Meeting Minutes. Motion by Fritz Foss. Second by Dave Blankenbeckler. **Vote Result**: 4 in favor, 1 abstention (Dan Mispagel). **Vote Passes.**
 - VOTE: October 2, 2023 Special Board Meeting Minutes. Motion by Fritz Foss. Second by Jason Kruse. **Vote Result**: 4 in favor, 1 abstention (Dan Mispagel). **Vote Passes.**
 - VOTE: February 22, 2024 Board Meeting Minutes. Motion by Fritz Foss, Second by Jason Kruse? **Vote Result**: 4 in favor, 1 abstention (Dan Mispagel). **Vote Passes.**

6. Treasurer's Report – 20 min.

- Annual Assessment – receipts as of 03/27/24.
 - 151 homeowners have paid annual dues; 6 are pending.
- 2023 Tax Forms – preparation and filing update.
- Final 2023 YE Scorecard – review.
- 1Q 2024 Financials – review at April Board Meeting.
- Proposed Independent Review of Financials – discussion.
 - External party to review 2022-2023 up through current financial records, drill down into Quicken records and reporting, produce a summary with any findings and any corrective actions that may be identified.
 - Three bids will be obtained before selecting the reviewer.
 - Board to identify next steps; communicate details about reviewer and results to members; use results to establish best practices going forward.

7. Old Business/Committee Reports – 25 min.

- Design Review (Brian Terry – out of town, Dave Blankenbeckler)
 - Three Project Submission Forms (PSFs) submitted and approved since previous Board Meeting.
 - Someone produced/found a suggested set of Sherwin-Williams paint colors; a link will be added to the HOA website (don't have to use Sherwin-Williams, but it gives an idea of color schemes). Members want to understand approved color combinations and need a clear definition of "high contrast", since high-contrast is proscribed.
- Landscaping (Marcia Babcock, Pat Zolotar, Sterling Babcock)
 - Agreement status with Rainbow Ridge for maintaining Outlot A on the east side of Ridgeview Dr between Emerald Dr and Pike Rd.
 - Cul-de-sac solar conversion scheduling update – been arranged for early April.
 - Fence repair near Sunset & Plateau, along Plateau completed March 2nd.
 - Annual maintenance update – walkthrough with provider this Friday morning.
- IT (Sterling Babcock, Dave Blankenbeckler)
 - Migration from Google Workspace & Dropbox to IONOS electronic communication/storage tools – updates/testing status (Sterling)
 - Web domain hosting has been moved to IONOS
 - Email still hosted by Google; Google has raised prices so currently testing to explore the idea of moving email hosting to IONOS
 - Gmail accounts' contents archiving
 - Cloud storage (electronic records)
 - Planned website changes (Dave)
 - Update PHP version to stop \$9 monthly out-of-date fee.
 - Names and filings of new DRC members (once they are on-board).

- Move "Enforcements" Section to right side banner after the Making a Change pane.
 - Find a way to access previous versions of HOA newsletters in WordPress.
 - Communications (Jason Kruse, Dan Mispagel)
 - Continue with periodic informational flyers.
 - Updating master email address list.
 - Update website with a form through which Members may volunteer their preferred email address for receiving communications from the HOA.
 - Looking into setting up other forms of communication.
8. New Business – 15 min.
- New Committee to review/revise governing documents.
 - Jason Kruse to Chair.
 - Need volunteers from the Membership.
 - Ensure there is a copy of original documents for side-by-side comparison.
 - Goal to have revisions to put before the Membership well ahead of Annual Meeting.
 - HOA Homeowners' Rights Task Force – final report expected by April 15.
 - CO General Assembly established in 2023 via HB23-1105.
 - 2024 CO General Assembly Regular Session (<https://leg.colorado.gov/bills>)
 - 33 bills introduced under the Housing Subject.
 - 10 bills introduced under the Water Subject.
 - Dan Mispagel has volunteered to keep track of HOA-related legislation.
 - Member mentioned legislation related to ADU's (accessory dwelling units). ADU's are currently not allowed in Creekside but could be superseded by state legislation; need to learn more.
 - Member also commented that Creekside currently has no representation with the NGLA (Neighborhood Group Leaders Association), though we have participated in the past. May want to consider re-engaging with NGLA.
9. Board/Committee Open Positions
- Secretary
 - 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). They will be interviewed by the chair of the committee, and the liaison; chair and liaison will both make a recommendation to the President, who can appoint committee members.
10. Approvals
- 03-26-2024 email motion and vote to approve revisions to previously approved public versions of 06/13/2023, 09/06/2023, 01/31/2024 Meeting Minutes. **Email vote to approve revised minutes passed unanimously.**
11. Executive Session – None. Adjourn.