

Agenda

1. Welcome (President)
2. Call to Order & Roll Call (President)

Director/Treasurer Pro Tem (exp. 2027)	Dave Blankenbeckler	<input type="checkbox"/>
Director (exp. 2027)	Julie Emo	<input type="checkbox"/>
President/Director (exp. 2026)	Fritz Foss	<input type="checkbox"/>
Vice President/Director (exp. 2025)	Jason Kruse	<input type="checkbox"/>
Director/Secretary Pro Tem (exp. 2025)	Dan Mispagel	<input type="checkbox"/>
Treasurer	OPEN	<input type="checkbox"/>
Secretary	OPEN	<input type="checkbox"/>

Welcome to Julie Emo, our newest Director!

3. Owners Forum – 10 min.
4. Meeting Minutes Approvals
 - **MOTION/VOTE:** Approve July 31, 2024 Board Meeting Minutes.
 - **MOTION/VOTE:** Approve August 26, 2024 Board Meeting Minutes.
 - **MOTION/VOTE:** Approve October 16, 2024 Board Meeting Minutes.
 - **MOTION/VOTE:** Approve October 28, 2024 Annual Meeting Minutes.
5. Treasurer's Update – 10 min.
 - Correcting addresses for returned Annual Meeting mailings.
 - Planning for 2025 Annual Assessment.
6. Old Business/Committee Reports – 20 min.
 - Design Review (Brian Terry, Dave) – update
 - Suggested Design Guidelines updates before the Board for review.
 - Landscaping (Pat Zolotar) – update
 - 2024/2025 snow removal – provider selected.
 - Front entrance sign overhaul
 - 2025 Common Area Maintenance estimate – received from provider for review.
 - IT (Sterling) – update
 - IONOS HiDrive storage location and security.
 - Options for reducing Dropbox seats.
 - Communications (Jason, Dan) – update
 - December flyer content.
 - Priorities for expanding communication means/methods in 2025.
 - WordPress MailPoet usage.
 - Creekside I Grounds Report proposal
 - Plans for Member education in 2025.
 - Governing Documents Review (Jason) – update
 - Status of finalizing revised Bylaws draft & next steps.

- Policies revision planning.
 - HOA-related legislation tracking (Dan) – update
 - Accessory Dwelling Units (ADUs) legislation
 - Posting links to pending/passed legislation on Website.
 - Longmont Neighborhood Group Leaders Association (NGLA) – update
 - Rejoining and representative candidates.
 - Report (Dan) on Neighborhood Leadership Series (NLS) presentation entitled Annual HOA Legislature Update, 08/28/2024, 6:30-8:30 pm at Longmont Senior Center, Room D.
 - Annual Meeting – postmortem
 - Critique and suggestions for next year
7. New Business
- Holiday lighting and luminaria planning/action items.
 - Financial Crimes Enforcement registration – need FinCEN IDs from Directors
 - Beneficial Ownership Information – filing status (deadline Jan. 1, 2025)
8. Board/Committee Open Positions – discuss options for filling these.
- Secretary (Director Dan Mispagel serving as Secretary Pro Tem)
 - Treasurer (Director Dave Blankenbeckler serving as Treasurer Pro Tem)
 - 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. Besides Chair, we now have volunteers (see Website Design Review page)
 - 2 from Filing 2
 - 1 from Filing 3
 - 2 from Filing 6
 - 1 from Filing 4
9. Approvals
- October 10th, 2024: email motion to approve spending \$192.30 for new annual meeting yard signs. **Motion passed** (unanimous).
10. Executive Session
- Outstanding Records Request

Adjourn