

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"/>
3. Owners Forum – 10 min.
4. Meeting Minutes Approvals
 - **MOTION/VOTE:** approve December 2, 2024 Board Meeting Minutes.
5. Treasurer's Update – 25 min.
 - 2025 Annual Assessment remittances status
 - Discuss Certificate of Deposit (CD) options/rates at Association's bank.
 - Association's 2024 Periodic Report filing status
 - Surety Bond renewal
6. Old Business/Committee Reports – 45 min.
 - Design Review (Brian Terry) – update
 - Suggested Design Guidelines updates and approval/revisions process for Filing 6 (and others) – discussion/Q&A
 - Proposed updates to Project Submission Form
 - **New task** – investigate Accessory Dwelling Units (ADUs) statutory implications for Colorado HOAs/homeowners
 - Landscaping (Fritz Foss for Pat Zolotar) – update
 - 2024/2025 snow removal instances/performance
 - 2025 Common Area Maintenance estimate – received from provider for review.
 - IT (Sterling Babcock, Board) – update
 - Board Member Dropbox access testing/reduction in Dropbox seats – status
 - **MOTION/VOTE:** approve purchasing IONOS Domain Security product "DNS Pro" to protect the Association's Internet Domain (current cost of \$1/month for the first year, \$2.50/month thereafter).
 - IONOS HiDrive data storage location and security – usage on hold until Dropbox testing complete.
 - Communications (Jason, Dan) – update
 - February flyer content.
 - Priorities for expanding communication means/methods in 2025.
 - WordPress MailPoet usage.
 - Planning/implementation of Members-only area on Website.

- Creekside I Grounds Report proposal
 - Planning/implementation of Member Education tab on Website.
- Governing Documents Review (Jason, Fritz) – update
 - Finalizing revised Bylaws draft & next steps – status
 - Obtaining quote(s) for revised Bylaws review
 - Existing Policies revision planning – status
- HOA-related legislation tracking (Dan) – update
 - Accessory Dwelling Units (ADUs) – ongoing statutory implementation status
 - Posting links to pending/passed legislation on Association's Website Education tab (once created)
- Longmont Neighborhood Group Leaders Association (NGLA) – update
 - Rejoining status (Julie primary, Dan backup)
 - Research obtaining a NGLA grant for corner relandscaping project(s)
- 7. New Business – 5 min.
 - Library meeting room privileges suspension/reinstatement – status
 - Financial Crimes Enforcement Beneficial Owners Information (BOI) registration – deferred indefinitely due to ongoing court challenges
- 8. Board/Committee Open Positions – no update
 - 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 – none
- 10. Executive Session – 25 min.
 - Address corrections status (for returned Annual Meeting/Assessment mailings)
 - Recent Records Requests
 - Request for Board action related to the 2024 Financial Review
 - Recent covenant violation complaint
 - Candle lit luminaria concerns

Adjourn