

## 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
  - January 29, 2025 Board Meeting Minutes approval deferred until next Board meeting.
5. Treasurer's Update – 25 min.
  - 2025 Annual Assessment remittances – status
  - **MOTION/VOTE:** pursuant to directives in the Association's Investment of Reserve Policy, beginning March 1, 2025, open a 91 Day Premier Time Account at the Association's bank with an initial deposit of \$15,000, one such account every month for three consecutive months for a total of three such accounts totaling \$45,000 sourced from the Association's Reserve Account.
  - 2024 year-end financial report - status
  - 2025 tax filing (for 2024 tax year)
    - 1096/1099-NECs sent out 01/31;
    - filing deadline Tuesday, 04/15.
6. Old Business/Committee Reports – 45 min.
  - Design Review (Brian Terry, Board) – update
    - Approval process for DRC-proposed Design Guidelines updates for Filing 6 (and others as they become ready) – discussion/Q&A
    - Project Submission Form (PSF) updates – status
    - Accessory Dwelling Units (ADUs) statutory implications for Colorado HOAs/homeowners (including Creekside) – investigation status
  - Landscaping (Pat Zolotar, Board) – update
    - Review Panorama Coordinated Services 2025 11/11/2024 estimate for the Association's Common Area Maintenance.
    - **MOTION/VOTE:** renew Panorama Coordinated Services as the Association's Common Area Maintenance service provider for the 2025 season at the rates and amounts stated in their estimate dated 11/11/2024.
    - Front entrance flowers – discussion
    - Cul-de-sac ash tree treatment and dead branch removal – discussion
    - 2024/2025 snow removal instances/performance – update

- IT (Sterling Babcock, Board) – update
    - Board Member Dropbox access testing/reduction in Dropbox seats – status
    - Per Board approval at the last Board meeting, the Association purchased IONOS Domain Security product “DNS Pro” to protect the Association’s Internet Domains (at a cost of \$1/month for the first year, \$2.50/month thereafter).
    - IONOS HiDrive data storage – no usage at this time, will instead reduce Dropbox seats through folder sharing with non-Dropbox Team Board members once testing is complete.
  - Communications (Jason, Dan) – update
    - February Newsletter hand-delivered on 02/23.
    - Priorities for expanding communication means/methods in 2025.
      - WordPress MailPoet usage – adding attachments to email.
    - Planning/implementation of Members-only area on Website – no update
    - Member Education tab on Website is under construction.
  - Governing Documents Review (Jason, Fritz) – update
    - Finalizing revised Bylaws draft & next steps – status
    - Obtaining quote(s) for revised Bylaws review – status
    - Existing Policies revision planning – no update
  - HOA-related legislation tracking (Dan) – update
    - Handed off Accessory Dwelling Units (ADUs) investigation to DRC.
    - Post links to pending/passed legislation on Association’s Website Education tab (once created).
  - Longmont Neighborhood Group Leaders Association (NGLA) (Julie, Dan) – update
    - Rejoining – status
    - Research obtaining a NGLA grant for corner relandscaping project(s) – no update
7. New Business (Fritz, Julie, Dan) – 10 min.
- Financial Crimes Enforcement (FinCEN) Beneficial Owners Information (BOI) Reporting – as of 02/19, March 21, 2025 is new reporting deadline, see <https://fincenid.fincen.gov/landing>.
  - Drafted and reviewing new “Bid Process Policy”.
8. Board/Committee Open Positions – 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 3<sup>rd</sup> 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
    - 2 from Filing 3 (up from 1)
    - 2 from Filing 6
    - 1 from Filing 4

Community Room

Creekside I Homeowners' Association

Wednesday, Feb. 26, 2025

Front Range Community College

Board Meeting

5:30-7:30 pm MST

9. Approvals without a meeting – none

10. Executive Session – 15 min.

- Recent covenant violation complaint
- Candle lit luminaria concerns

Adjourn