

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"/>
Director/President (exp. 2026)	Fritz Foss	<input type="checkbox"/>
Director/Vice President (exp. 2025)	Jason Kruse	<input type="checkbox"/>
Director (exp. 2025)	Dan Mispagel	<input type="checkbox"/>
Treasurer	OPEN	<input type="checkbox"/>
Secretary	Kirsten Mispagel	<input type="checkbox"/>

Dave Blankenbeckler attending remotely via Zoom.
Julie Emo cannot attend; her absence is excused.
3. Owners Forum – 10 min.
4. Meeting Minutes Approvals
 - **MOTION/VOTE:** approve June 30, 2025 Board/Community Organizing Meeting Minutes.
 - **MOTION/VOTE:** approve July 24, 2025 Board Meeting Minutes.
5. Treasurer's Update (Dave attending remotely) – no update
6. Old Business/Committee Reports – 45 min.
 - Design Review (Board for Brian Terry, Dave) – update
 - 2-3 PSFs reviewed/approved since last update.
 - Dave working on obtaining official copies of Design Guidelines for all filings to replace those on the Association Website (recall missing page in Filing 6 copy currently on Website) – any update?
 - Accessory Dwelling Units (ADUs) statutory implications for Colorado HOAs/homeowners (including Creekside) – any updates?
 - Landscaping (Pat Zolotar, Board) – update
 - Common Areas Maintenance – no update
 - Creekside/Rainbow Ridge Outlot A Common Area Maintenance Sharing Agreement – revised/amended, waiting for review/approval by Rainbow Ridge HOA.
 - **MOTION/VOTE:** approve the newly-revised (as of 08/26/2025) Outlot A common area maintenance sharing agreement between Rainbow Ridge and Creekside I HOAs.
 - Reach out to A-Z Services on snow removal for the coming season.
 - Parkview/Plateau relandscaping plans – remains tabled until we qualify/can submit proposal for NGLA funding.
 - IT (Sterling Babcock, Board) – no update
 - Need Dropbox member login credentials changed from private to generic HOA email addresses – no update.
 - Engage Dropbox Support for help with Secretary login – no update.

- Communications (Jason, Dan, Board) – update
 - August Association Newsletter sent via WordPress MailPoet.
 - First successful Board member meeting attendance via Zoom at last Board meeting.
 - Planning/implementation of Members-only area on Website – no update
 - Need remote meeting capability (e.g. Zoom).
 - Need remote voting capability (e.g. eBallot or OpaVote).
 - Member Education tab on Website – remains under construction.
- Governing Documents Review (Jason, Fritz) – update
 - Lyons Gaddis (LG) has completed initial legal review of revised Bylaws draft and returned both redlined and “clean” (with comments) versions for review.
 - Process for finalizing Bylaws draft
 - Send Board the version received from LG for review/feedback – done.
 - Schedule meeting with LG to discuss/further revise.
 - Convene final Committee meeting to finalize draft.
 - Final draft review by LG.
 - Make final draft available to Members for review/feedback period.
 - Mail ballot vote.
 - Existing Policies revision planning – no update
 - Updates/amendments proposed for the Association’s existing “Conflict of Interest” policy – Board review pending.
 - Revisions to “Inspection and Copying of Association Records” policy – Board review pending.
 - New Policies planning – no update
 - “Bid Process Policy” draft – Board review pending.
 - “Document Retention and Disposal” policy and procedures – Board review pending.
- HOA-related legislation tracking (Dan, Fritz) – update
 - Attended NLS’ Annual Legislative Update on Wed, 08/27 – summary
 - Need to post links to pending/passed legislation on Association’s Website Education tab.
- Annual Neighborhood Block Party (Pat, Lori, Kirsten) – update
 - Date/Time: Saturday, October 4, 2025, 3-6 pm
 - Application status
 - Food/Drink plans
 - Activities plans
 - Advertising plans
- Longmont Neighborhood Group Leaders Association (NGLA) (Julie, Dan, Nina) – update
 - Julie attended August 21 meeting – will write up and distribute notes.
 - Julie has submitted completed NGLA form requesting tables, chairs, pop-up canopies, yard games, printed flyers and yard signs.

- Applying for \$400 NGLA Neighborhood Activity Fund (NAF) grant – support this year's neighborhood block party.
 - NGLA Neighborhood Improvement Project (NIP) grant – eligibility clock running (consider for corner relandscaping project(s)).
- Annual Meeting Planning – no update
- Neighborhood Chicken Coop Survey – no update
 - Board received detailed informational document from a Member and is in the process of reviewing.
- 7. New Business (Board) – none
- 8. Board/Committee Open Positions – update
 - 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)
 - 1 from Filing 2
 - 2 from Filing 3
 - 2 from Filing 6
 - 1 from Filing 4
- 9. Approvals without a meeting – none
- 10. Executive Session – 20 min.
 - Properties out of CC&Rs compliance – status and pending actions
 - Recent Records Requests – status and pending actions

Adjourn