

Agenda

1. Confirmation of quorum
2. Call to Order & Roll Call (President)

Director (exp. 2027)/Treasurer Pro Tem	Dave Blankenbeckler	☐
Director (exp. 2027)	Julie Emo	☐
Director (exp. 2026)/President	Fritz Foss	☐
Director (exp. 2025)/Vice President	Jason Kruse	☐
Director (exp. 2025)	Dan Mispagel	☐
Secretary	Kirsten Mispagel	☐
Treasurer	OPEN	☐
3. Introductory remarks (Fritz Foss) – 15 min.
4. Elect Directors to fill two expiring Board seats. For each of these seats:
 - a) Introduce named candidates.
 - b) Call for additional candidates.
 - c) Candidate statements.
 - d) Member vote on Directors.
5. Financial Report (Dave Blankenbeckler) – 40 min.
 - a) 2025 YTD Actuals – review
 - b) Board-approve 2026 Budget – review
 - c) Member vote on 2026 Budget.
6. Committee Reports – 30 min.
 - a) Design Review Committee (Brian Terry, Chair)
 - b) Landscaping Committee (Fritz Foss reporting for Pat Zolotar, Chair)
 - c) Communications Committee (Jason Kruse, Chair)
 - d) Governing Documents Review Committee (Jason Kruse, Chair)
 - e) Legislation Tracking Committee (Dan Mispagel, Chair)
7. New Education Page on Association's Website – 10 min.
8. Homeowners Forum/Q&A – 20 min.
9. Adjourn

	A	E	F	G	H	J	L	M	N	Q	P	Q
1	Creskide I HOA Financial Performance and Budget											
2	Last updated 10/13/2025											
3				2024 Budget Dues \$250				2025 Budget Dues \$250			2026 Approved	
4				Budget	Actual 12/31/2024	Net Balance		2025 Budget	Actual 10/13/2025	Net Balance	Budget	Comments
5	Carry forward 2023 Ops Excess		\$0		\$2,089	\$2,089			\$7,301	\$7,301		
6	INCOME											
7	Annual Assessment		\$39,250	\$39,250	\$0		\$39,250	\$39,250	\$0		\$39,250	<<- 2026 dues \$250
8	Annual Assessment Credits		(\$600)	(\$600)	\$0		(\$600)	(\$600)	\$0		(\$600)	<<- 2 homeowners get \$30 assessment credit for supplying water to entrance signs
9	Assesments late charges & Interest		\$0	\$0	\$0		\$0	\$0	\$0		\$0	
10	Transfer Fees		\$375	\$250	(\$125)		\$600	\$800	\$200		\$600	<<- assume 3 sales in 2026 @ \$200 each
11	Rainbow Ridge Reimbursement (misc)		\$0	\$34	\$34		\$0	\$40	\$40		\$0	
12	Rainbow Ridge Reimbursement (water)		\$413	\$0	(\$413)		\$495	\$483	(\$12)		\$495	<<- Reimbursement will be collected in December 2025
13	City Grant		\$0	\$0	\$0		\$0	\$0	\$0		\$0	
14	TOTAL INCOME		\$39,978	\$39,474	(\$504)		\$40,285	\$40,513	\$228		\$40,285	
15												
16	EXPENSES											
17	Bank Debit Card Charges		\$0	\$2	(\$2)		\$0	\$4	(\$4)		\$24	<<- \$2 per month debit card fee
18	Electricity											
19	1800 Ridgeview		\$694	\$716	(\$22)		\$792	\$628	\$164		\$835	<<- estimating 10% rate increase for 2026
20	2113 Creekside		\$0	\$0	\$0		\$100	\$0	\$100		\$100	<<- add potential maintenance for solar
21	2255 Indian Peaks		\$0	\$0	\$0		\$100	\$0	\$100		\$100	<<- add potential maintenance for solar
22	TOTAL Electricity		\$694	\$716	(\$22)		\$992	\$628	\$364		\$1,035	
23												
24	HOA Operations:											
25	Board Meetings		\$1,800	\$170	\$1,630		\$960	\$395	\$565		\$960	<<- budget for max of 6 mtgs @\$160 ea rec center
26	Office Supplies		\$387	\$70	\$317		\$400	\$27	\$373		\$400	
27	Post Office Box		\$184	\$182	\$2		\$200	\$192	\$8		\$211	<<- estimate 10% increase
28	Postage		\$577	\$571	\$6		\$500	\$0	\$500		\$500	<<- estimate 4 mailings (assessments, annual mtg, budget mtg., bylaws)
29	Storage		\$600	\$218	\$382		\$0	\$0	\$0		\$0	<<- We no longer rent a storage space
30	State of CO		\$70	\$68	\$2		\$77	\$44	\$33		\$77	<<- estimate same as 2025 (SOS annual report, DORA)
31	Taxes		\$0	\$0	\$0		\$0		\$0		\$200	<<- income tax on interest earned (20%)
32	Website, email, cloud storage											
33	Website		\$164	\$218	(\$54)		\$250	\$254	(\$4)		\$271	<<- IONOS web hosting \$20.50/mo budget +10%
34	Email		\$323	\$439	(\$116)		\$225	\$92	\$133		\$396	<<- IONOS email (10 email addresses), \$30/mo budget +10%
35	Cloud storage		\$1,171	\$1,080	\$91		\$1,225	\$540	\$685		\$594	<<- budget for 10% increase in Dropbox
36	Zoom										\$240	<<- Add Zoom account <<- New Item
37	Bookkeeping/accounting/finance software		\$64	\$74	(\$10)		\$85	\$0	\$85		\$85	<<- 2024 amount \$71.88, estimate increase to \$85 in 2025 & 2026
38	Total HOA Operations		\$5,340	\$3,090	\$2,250		\$3,922	\$1,545	\$2,377		\$3,934	
39												
40	Homeowners Meetings		\$2,500	\$1,341	\$1,159		\$2,500	\$1,303	\$1,197		\$2,500	<<- maintain \$1200 for block party in 2026, remainder for annual mtg, etc.
41												
42	Insurance											
43	HOA Board Fidelity Bond		\$283	\$298	(\$15)		\$400	\$366	\$34		\$400	<<- increase to 7 people total amount increase to \$75K - get quote
44	HOA General Liability		\$1,225	\$1,178	\$47		\$1,296	\$1,178	\$118		\$1,296	<<- estimating 10% increase based on email from agent
45	HOA Property Insurance										\$500	<<- HOA's now required by CO law to carry property insurance <<- New item
46	HOA Special Events		\$0	\$0	\$0		\$0	\$0	\$0		\$0	
47	TOTAL Insurance		\$1,508	\$1,476	\$32		\$1,696	\$1,544	\$152		\$2,196	
48												
49	Landscaping		\$7,094	\$7,081	\$13		\$7,803	\$6,740	\$1,064		\$7,803	<<- Keep same as 2025
50	Sprinkler system repairs						\$500	\$0	\$500		\$500	<<- keep new line item for 2026
51	Plants & Planting						\$500	\$276	\$225		\$500	<<- keep new line item for 2026
52	Legal		\$2,600	\$0	\$2,600		\$5,000	\$2,504	\$2,496		\$5,000	<<- review updated Articles, updated Bylaws, updated CC&R's (10hrs@500/hr)
53	Lighting Repair		\$110	\$0	\$110		\$110	\$0	\$110		\$110	
54	Fence Repair		\$416	\$12	\$404		\$500	\$0	\$500		\$1,000	<<- Increase for needed repairs
55	Luminaria		\$520	\$654	(\$134)		\$600	\$0	\$600		\$750	<<- increase a bit for inflation
56	Misc		\$55	\$84	(\$29)		\$500	\$98	\$402		\$500	
57	Snow Removal		\$2,100	\$805	\$1,295		\$2,500	\$880	\$1,620		\$2,500	<<- plan to selected A-Z Services for 25-26 snow removal
58												
59	Water											
60	1900 Emerald		\$586	\$896	(\$310)		\$900	\$901	(\$1)		\$1,000	<<- expect Longmont rate increase of 9.9% for 2026
61	2004 Ridgeview		\$891	\$1,004	(\$113)		\$1,100	\$565	\$535		\$1,100	<<- expect Longmont rate increase of 9.9% for 2026
62	TJB backflow test + plumber certification			\$90			\$180	\$90	\$90		\$120	<<- add small increase for inflation
63	TOTAL Water		\$1,477	\$1,990	(\$513)		\$2,180	\$1,556	\$624		\$2,220	
64												
65	2022 Reserve Correction											
66	Financial Review		\$0	\$2,011	(\$2,011)		\$0	\$0	\$0		\$0	<<- n/a for 2025, 2026
67												
68	TOTAL EXPENSES		\$24,414	\$19,262	\$5,152		\$29,304	\$17,077	\$12,226		\$30,572	
69												
70	Reserve Funding		\$15,000	\$15,000	\$0		\$10,000	\$10,000	\$0		\$9,500	<<- decreased amount to reserve due to increased operations expenses
71												
72	NET INCOME		\$564	\$5,212	\$4,648		\$981	\$13,435	\$12,454		\$213	
73	Cumulative Ops Balance			\$7,301					\$20,736			
74												
75	RESERVE FUND:											
76	Opening Balance		\$40,465	\$40,465	\$0		\$54,379	\$54,389	\$10		\$65,109	
77												
78	Reserve Fund MM Account							\$19,393			\$19,393	
79	Reserve Fund - 91 day CD-1							\$15,281			\$15,281	<<- Interest rate ~4%
80	Reserve Fund - 91 day CD-2							\$15,290			\$15,290	<<- Interest rate ~4%
81	Reserve Fund - 91 day CD-3							\$15,144			\$15,144	<<- Interest rate ~4%
82												
83	INCOME											
84	Reserve Funding		\$15,000	\$15,000	\$0		\$10,000	\$10,000	\$0		\$9,500	
85	Interest Income		\$0	\$42	\$42		\$48	\$716	\$668		\$1,680	
86	TOTAL INCOME		\$15,000	\$15,042	\$42		\$10,048	\$10,716	\$668		\$11,180	
87												
88	EXPENSES											
89	Legal:Covenants		\$5,760	\$0	\$5,760		\$0	\$0	\$0		\$0	<<- Legal expenses are all in operations budget, not in reserve budget
90	Common Area Capital Projects		\$15,300	\$1,100	\$14,200		\$13,382	\$0	\$13,382		\$13,382	<<- Emerald backflow move to above ground (to meet new legal requirements)
91	Miscellaneous		\$0	\$18	(\$18)		\$0	\$0	\$0		\$0	
92	TOTAL RESERVE FUND EXPENSES		\$21,060	\$1,118	\$19,942		\$13,382	\$0	\$13,382		\$13,382	
93												
94	Reserve Fund - Ending Balance		\$34,405	\$54,389	\$19,984		\$51,045	\$65,109	\$14,064		\$62,907	