

Meeting Minutes

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

Director/Treasurer Pro Tem (exp. 2027)	Dave Blankenbeckler	☒
*Attended Via Zoom		
Director (exp. 2027)	Julie Emo	☒
Director/President (exp. 2026)	Fritz Foss	☒
Director/Vice President (exp. 2025)	Jason Kruse	☒
Director (exp. 2025)	Dan Mispagel	☒
Treasurer	OPEN	☐
Secretary	Kirsten Mispagel	☒
3. Owners Forum – 10 min.
No Speakers
4. Meeting Minutes Approvals
 - **MOTION/VOTE:** approve May 29, 2025 Board Meeting Minutes.
Motion, seconded, passed unanimously
5. Treasurer's Update (Dave attending remotely) – 20 min.
 - 2Q-2025 Financials – **Results as of June 28, 2025**
Revenue
 - Dues All paid
 - Transfer fees – Three total, \$200.00 per fee. One transfer fee, second in mailbox third property in process
 - Water Reimbursement – Rainbow Ridge paid after first of year 2025 for 2024 will be extra if paid by end of 2025
 - Electricity, main sign**Operation**
 - Three board meetings paid
 - Office supply
 - PO Box renewed
 - Dora renewal paid
 - Website, IT expense paid
 - Drop box savings by dropping to three open seats
 - Insurance paid through 2026
 - Landscaping, monthly payments, tree trim additional, plants with volunteer labor
 - Legal expenditures pending
 - Misc. Expense - Fliers garage sale, Rainbow Ridge is committed to assist with advertising
 - Water bill, Back flow test passed**Expenses are under budget at the ½ year mark**
 - Reserve fund investments – update**Transferred \$10,000 from operation to reserve account**

Three 90-day CD's open, interest approx. \$138.00 per month, per CD

CD #1 - \$138.00 Accrued Interest

CD #2 July 1, 2025

CD #3 August 1, 2025

President Note: Reserve Fund Expenses – Redo one of the corners or a slim down version of landscape proposal. This project could be partly funded through NGLA 2026.

6. Old Business/Committee Reports – 45 min.

- Design Review

- 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).

Dave working on getting information from Boulder County for missing page to post on website.

- **MOTION/VOTE:** approve DRC-recommended Filing 6 Design Guidelines updates proposed/discussed at 01/29/2025 Board Meeting (included in the Meeting Minutes) and open for Member review during the month of June.

No Homeowners Comments

Motion, Second, Passed Unanimously

- Accessory Dwelling Units (ADUs) statutory implications for Colorado HOAs/homeowners (including Creekside) – any updates?

Working on all ADU information available.

Will post on Website under education tab.

President Foss is personally working on mandate to educate members.

Education Tab should be live no later than the annual meeting.

Input is welcome.

- Landscaping (Pat Zolotar, Board) Update

- Common Areas Maintenance – update

All going okay

- Cul-de-sac ash tree treatment and dead branch removal – completed

- Creekside/Rainbow Ridge Outlot A Common Area Maintenance Sharing Agreement – unanimously approved by the Board (see Item 9).

2019 City of Longmont removed English Oak trees (2) and planted/replaced with hackberry trees.

Trying to determine who gave them permission? Who is taking care of them?

Amend language and vote on amended version with Rainbow Ridge.

Kim Furman, Rainbow Ridge HOA, "Ok" with suggested sentence to add to the current approved document agreement.

Agreement with Rainbow Ridge is now in writing, "Gentleman's Agreement".

Covers things we share costs on and anything that may come up with a process for future changes.

Panorama could take care of hackberry trees as this was included in signed agreement at no additional charge to our current contract.

Inquiry into the City of Longmont, whose responsibility to maintain these trees?

- 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.
- Move from private to generic HOA email addresses for log in success.
Dropbox Secretary login being worked on.
- Communications (Jason, Dan, Board) – update
 - Association Newsletters and Emails – resumed sending to subscribers via WordPress MailPoet as of June 13.
 - 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
 - Board unanimously approved Lyons Gaddis for initial legal review of revised Bylaws draft (see Item 9 below).
- VP interviewed three law firms, selected Lyons Gaddis who originally authored the Creekside HOA Bylaws.
Initial legal advice \$1-2,000.00. Legal budget 2025, \$5,000.00.
Committee's/President's red line Bylaw version submitted for legal advice.
Final Bylaws committee meeting with input from committee to finalize the document.
Submit final legal/committee document to Lyons Gaddis before board vote.
Finalize Bylaws by annual meeting for community 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.
- Working session with board, finalize policy for vote.
Proper process with a possible legal review prior to the board vote.
- HOA-related legislation tracking (Dan) – no update

- Need to post links to pending/passed legislation on Association's Website Education tab.
- Longmont Neighborhood Group Leaders Association (NGLA) (Julie, Dan, Nina) – update
 - Held joint Board and Community Organizing Meeting on June 30, with presentations by NGLA and City Water Conservation Specialist.
 - Neighborhood members approved 1) forming a neighborhood group, 2) re-joining the NGLA, 3) the neighborhood geographic boundaries, and 4) three volunteer NGLA representatives, thank you Julie Emo, Dan Mispagel, and Nina Tobias!
 - NGLA Neighborhood Activity Fund (NAF) grant – consider this for this year's neighborhood block party.
 - NGLA Neighborhood Improvement Project (NIP) grant – eligibility clock starts running (consider for corner relandscaping project(s)).
 - Update on July 17 NGLA meeting – Julie.
 - Fritz to post Julie's meeting summary on Education page.
 - Next NGLA Meeting is August 21, topic TBD – who can attend?
NGLA HOA Legislation study session is in August.
Research meeting date and decide who will attend?
- Annual Creekside/Rainbow Ridge/Rainbow Ridge Estates Neighborhood Garage Sale
 - Held on Saturday, June 28, 8 am–2 pm.
 - Information flyers were printed (shared cost), online neighborhood participation map was available via QR code on yard signs.
 - Had at least 19 addresses holding sales, lemonade stands at two addresses, Friends of Longmont Library Book Sale at one address.
 - Received positive feedback.
- 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) – update
 - Annual Neighborhood Block Party – discuss date options and volunteer possibilities.
Community Recommendation: October 4, 2025 (weather delay date October 5, 2025)
Member volunteered to perform live music at Block Party.
NGLA supplies available, tables, chairs, signage etc. at no charge. Should get our name on the list as soon as possible
 - Annual Member Meeting – discuss date options.
Community recommendation, 3rd or 4th weeknight in October.
Director recommended larger venue for member participation.
- 8. Board/Committee Open Positions – update
 - Thank you, Kirsten Mispagel, for volunteering to be Association Secretary.
 - 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

- 07/12/2025 Email MOTION: “Approve retaining Suzanne Leff of WLPP Law to review and provide a legal opinion, at a cost not to exceed \$1,000, as to validity of the filing and recording of the Amended, Restated, and Consolidated Declaration of Covenants, Conditions and Restrictions for Creekside (First, Second, and Fifth Filings).” Motion seconded and unanimously approved.

Member noticed at the time the covenants were being voted on, then approved, certified and filed and recorded with the county that the Secretary at the time had stepped down earlier than the signature page date filed with the county.

HOA Board is seeking legal advice with WLPP Law on vacated position.

What if anything should be done with this.

- 07/15/2025 Email MOTION: “Approve the Out Lot A common area maintenance sharing agreement between Rainbow Ridge and Creekside I HOAs (see attached, to be signed by both parties).” Motion seconded and unanimously approved.

Amendment may be forthcoming.

- 07/16/2025 Email MOTION: “Approve retaining Lyons Gaddis for legal review and revision of the Association’s initial Bylaws revision draft (attached), at a cost not to exceed \$2,000 (per their estimate) without further approval by the Board of Directors.” Motion seconded and unanimously approved.

10. Executive Session – 10 min.

- Properties out of CC&Rs compliance – status
- Recent Records Requests – status

Adjourn