

## Agenda

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

Director (exp. 2028)	Dave Bartel	<input type="checkbox"/>
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 (exp. 2028)	Dan Mispagel	<input type="checkbox"/>
Secretary	Kirsten Mispagel	<input type="checkbox"/>
Treasurer	OPEN	<input type="checkbox"/>
Vice President	OPEN	<input type="checkbox"/>

Dave Blankenbeckler attending remotely via Zoom.  
Dan Mispagel may attend remotely via Zoom.
3. Officer Elections – 10 min.
  - President nomination, MOTION/VOTE.
  - Vice President nomination, MOTION/VOTE.
  - Treasurer nomination, MOTION/VOTE.
  - Secretary nomination, MOTION/VOTE.
4. Owners Forum – 10 min.
5. Meeting Minutes Approvals – 10 min.
  - **MOTION/VOTE:** approve August 28, 2025 Board Meeting Minutes.
  - **MOTION/VOTE:** approve September 29, 2025 Board Meeting Minutes.
  - **MOTION/VOTE:** approve October 30, 2025 Annual Meeting Minutes.
6. Treasurer's Update (Dave attending remotely) – 5 min.
  - 2026 Budget – approved via Board email vote on 10/13/2025, adopted at Annual Meeting (not rejected by Members).
  - 2026 Annual Assessment – mailing date and preparations
7. Old Business/Committee Reports – 60 min. total
  - Design Review (Brian Terry, Dave Blankenbeckler, Fritz) – update, 5 min.
    - Fritz and Brian held a lunch meeting on Wednesday, Nov. 5 to discuss several outstanding matters concerning/involving the DRC:
      - Working on draft of Design Guidelines (DGs) for all filings based on Filing 6 Design Guidelines including latest revisions.
      - Plan to record Filing 5's original DGs with Boulder County Clerk & Recorder (for some reason they were never recorded).
      - Spent additional \$19 (beyond \$22 spent previously to obtain certified electronic copies of the Declarations and DGs for all filings) to obtain Boulder County Clerk and Recorder certified electronic copies of the Statement of Election adopting CCIOA, Fence and Sign Easements, Quit Claim Deeds and Pike Neighborhood Parks Agreements. All documents available from the Documents and/or Education pages on

- the Association's website and are archived in the Association's permanent records.
  - Still have a need for volunteers from Filings 1 and 5.
  - Looking into Roof Maxx roof restoration (will post to Education page) as an alternative to roof replacement.
  - Matters involving individual homeowners.
- Landscaping (Pat Zolotar, Board) – update, 5 min.
  - Common Areas Maintenance
    - Confirm winterizing irrigation system.
    - Need signed copy of 2026 contract with Panorama for records.
    - Need Panorama's current Certificate of Insurance for records.
  - Creekside/Rainbow Ridge Outlot A Common Area Maintenance Sharing Agreement – signed October 21, 2025 by presidents of both associations (see attached).
  - Snow Removal
    - Need signed copy of 2025-2026 season contract with A-Z Services for records.
    - Need current Certificate of Insurance for records.
  - Parkview/Plateau relandscaping plans – remains tabled until we qualify/can submit proposal for NGLA funding.
- IT (Sterling Babcock, Board) – update, 10 min.
  - Made several back-end modifications to "Contact Us" and "Covenant Violation Complaint" forms on Website to correct/improve behavior after submission, notifying the Board and Secretary via email of the changes.
  - Need Dropbox member login credentials changed from private to generic HOA email addresses – update
    - Received instructions from Dropbox Support. Action pending.
  - Engage Dropbox Support for help with Secretary account login – update
    - Using instructions from Dropbox Support, restored access to Secretary Dropbox account.
    - Turns out it was a Dropbox Basic (free) account with 2GB storage (and no administrator privileges for Association's Dropbox Teams account).
  - Sharing Association's Dropbox Teams account folders with Secretary account.
    - Note entirely successful due to storage limitations.
    - Board voted to approve (see below) upgrading the Secretary Dropbox account from Basic to Plus, the latter providing 2TB of storage.
    - Necessary team folders now successfully shared with Secretary Dropbox account.
- Communications (Jason, Dan, Board) – update, 10 min.
  - Electronic October, November Association Newsletters and Annual Meeting reminders posted to Website and/or sent via WordPress MailPoet.
  - Continued success with Board member meeting attendance via Zoom.

- Planning/implementation of Members-only area on Website – no update
  - Need remote meeting capability (e.g. Zoom).
  - Need remote voting capability (e.g. eBallot, OpaVote, Zoom).
- Member Education page on Website – update
  - Went “live” in time for October 30, 2025 Annual Meeting.
  - Updates since Annual Meeting include:
    - ◇ landscaping compliance information/examples
    - ◇ Project Submission Form (PSF) link
    - ◇ Left Hand Park documents links
    - ◇ Drainage Easements document link
    - ◇ Common Mailbox and Driveway easement document link
    - ◇ Quit Claim Deed documents links
    - ◇ DORA/DRE information/links
    - ◇ NGLA information/links
    - ◇ Xeriscape, Water-Wise information, and lawn replacement assistance links
- Governing Documents Review (Jason, Fritz) – update, 10 min.
  - Finalizing Bylaws draft – update
    - COMPLETED: LG redlined version reviews completed by Committee Chair and two other Board Directors.
    - COMPLETED: Zoom meeting held with LG on Nov. 26, 2025 to discuss/ask questions about/suggest revisions of their redlined version, with Chair and two Board Directors attending.
    - UPCOMING: Convene final Committee meeting to review and finalize LG’s revised 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, 5 min.
  - Summary of City of Longmont NLS’ August 27, 2025 Annual Legislative Update meeting presentation by Altitude Community Law has been posted on the Association’s Website’s Education page.

- Links to pending/passed 2025 legislation are in this Legislation Summary available on Association's Website Education page.
  - Annual Neighborhood Block Party (Pat, Lori, Kirsten) – update, 5 min.
    - \$25 deposit check has been shredded by the City Clerk, so deposit “returned”.
    - Post-event assessment – things that went well, things to do differently next year.
  - Longmont Neighborhood Group Leaders Association (NGLA) (Julie, Dan, Nina) – update, 5 min.
    - Julie attended October 16 and November 20 meetings – summaries?
    - \$400 NGLA Neighborhood Activity Fund (NAF) grant funds supporting this year's neighborhood block party have been paid to the Association.
    - NGLA Neighborhood Improvement Project (NIP) grant – eligibility clock running (consider for corner relandscaping project(s)). Attended five (5) monthly NGLA meetings in 2025 since re-joining, need to attend four (4) more in (early) 2026 to be eligible for NIP grant.
  - Annual Meeting – update, 5 min.
    - Post-meeting assessment – things that went well, things to do differently next year.
      - A Member, in writing, challenged the validity of Dave Bartel's election as Director to the Board because it is their position that Members were not allowed the opportunity to comment before the vote.
      - President disagreed with their position, also in writing, with the counter position that nobody chose to comment and nobody brought forward a point of order objection.
      - In any case, Dave Bartel was duly and overwhelmingly elected by a quorum of members as Director to the Board with 46 in favor, 6 abstaining/not in favor.
  - Neighborhood Chicken Coop Survey – no update
    - Board received detailed informational document from a Member and is in the process of reviewing.
8. New Business (Board) – 20 min. total
- Propose regular Board meetings nominally every two months starting in January, 2026 (mentioned during Annual Meeting).
  - President attended DORA DRE's October 24, 2025 HOA Forum Webinar on HB25-1043.
    - Association must answer four (4) and optionally answer nine (9) additional questions to provide additional information when registering with DORA DRE going forward.
    - Board **must** periodically request (with documentation thereof) unit owner contact information (did so at Annual Meeting) and only if not provided may



the Association then send legal/delinquency notices thereafter by regular mail. See C.R.S. 38-33.3-209.5(1)(a.5) and 38.33.3-209.5(1.7)(a)(D).

- Association's Collections Policy – language update **required** (partially a consequence of HB25-1043).
    - Language giving Association's contact (name and contact information) for requesting a copy of unit owner's ledger, a copy of which must be provided within seven (7) business days of unit owner's request. See C.R.S. 38-33.3-209.5(5)(a)(V)(C).
    - Language listing possible actions/remedies Association may take unless delinquency is cured within thirty (30) days. See C.R.S. 38-33.3-209.5(5)(a)(V)(D).
    - Language mentioning availability of, and access instructions for, online information related to collections of assessments via, and credit counseling before, foreclosure. See C.R.S. 38-33.3-209.5(5)(a)(V)(E).
  - Fences and Signs Property Insurance
    - According to DORA DRE, required under C.R.S. 38-33.3-313.
    - Received a quote from Travelers, solicited quotes from two other providers (Acrisure, USI Insurance Services).
    - Travelers quote is over-budget in every deductible category.
  - 2025 Neighborhood Luminaria Event
    - Review 2022 Luminaria Survey (Tiffany Bernstein designed, Lynn Haila summarized) – on the one hand.
    - Email exchange at the beginning of this year with Longmont Sr. Fire Inspector – on the other hand.
    - Board approved using fire-resistant luminaria bags (at a minimum of ~5x additional cost) this and subsequent years for use with flame candles to adhere to Longmont Fire Code (see below).
    - Going forward review/consider flameless candle option suggested by a concerned homeowner (offered to help with cost):
      - LumaBase Battery Operated (3 AA) Soft White LumaLite LED Light with Timer.
      - President's test results (pictures) – outperformed flame candle.
      - Several logistical/practical issues in using this option for entire neighborhood.
    - Need assembly and distribution volunteers again this year!
  - Holiday lights are up at the main entrance (as of Monday, Dec. 1<sup>st</sup>)! Thanks to Clair and Mazzie Donovan for their hard work and creativity in putting them up again this year.
9. 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 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)
  - 1 from Filing 2
  - 2 from Filing 3
  - 2 from Filing 6
  - 1 from Filing 4

10. Approvals without a meeting

- 10/12-13/2025 email MOTION/VOTE: approve the Association's 2026 Budget (copy mailed to homeowners in Annual Meeting Packet). **Seconded by Dan Mispagel, approved unanimously.**
- 10/19-22/2025 email MOTION/VOTE: upgrade the [secretary@creeksideneighborhood.com](mailto:secretary@creeksideneighborhood.com) Dropbox account from Basic (free) to Plus (\$9.99/mo). **Seconded by Dave Bartel, approved unanimously.**
- 11/22-24/2025 email MOTION/VOTE: The Association shall allocate funds for, purchase and use fire-resistant luminaria bags for its annual neighborhood-wide luminaria display this and subsequent years for use with flame candles as consistent with Longmont Fire Code. **Seconded by Julie Emo, approved unanimously.**

Adjourn Open Session

11. Executive Session – 5 min.

- Existing properties out of CC&Rs compliance – status and ongoing actions
- New properties out of CC&Rs compliance – none
- Recent Records Request – status

Adjourn Executive Session

AGREEMENT BETWEEN RAINBOW RIDGE AND CREEKSIDE I HOMEOWNERS'  
ASSOCIATIONS REGARDING OUTLOT A - CORNER OF PIKE RD AND RIDGEVIEW DR

REVISED/AMENDED – October 6, 2025 (SUPERSEDES ALL PRIOR VERSIONS)

The Rainbow Ridge HOA (RR) and the Creekside I HOA (CR) have had what would be called a "Gentlemen's Agreement" regarding the front entrance to the Rainbow Ridge Subdivision and the maintenance of same. (See Judy Tumblin's note (attached) regarding the history of why this agreement had to be made.<sup>1</sup>) This document puts their "Gentlemen's Agreement" in writing.

Rainbow Ridge HOA has agreed to take care of the landscaping at their entrance sign and east along Ridgeview Drive to Emerald Drive. This would include liability insurance, mowing, aeration, fertilizing, planting of flowers, mulch, and maintenance of trees behind their entrance sign. The City of Longmont planted Hackberry trees in the Parkway along the east and west sides of Ridgeview Drive. CR is responsible for the maintenance of the Hackberry tree on the east side and the City is responsible for the maintenance of the Hackberry trees on the west side. One English Oak remains on the east side of Ridgeview Drive along with another on the west side. RR and CR in the past have split the cost of the English Oak being trimmed on the east side. In the future, after discussion between RR and CR, if agreeable, they should split the cost of that English Oak maintenance.

Creekside I HOA will take care of the maintenance for the small area of fence along Ridgeview Drive to Emerald Drive which developer had installed. Owners of the home at 1900 Emerald Drive have added to the original fence and are responsible for the maintenance of same.

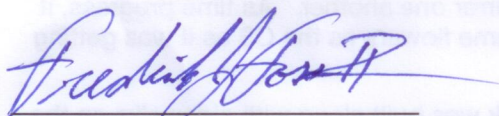
Creekside I HOA is responsible and has agreed to pay for snow removal in front of Rainbow Ridge HOA's entrance sign and south along the east side of Ridgeview Drive to Emerald Drive. The City of Longmont is responsible for and does the snow removal along the south side of Pike Road to the corner of Ridgeview Drive and south along the west side of Ridgeview Drive adjacent to the Creekside Subdivision entrance sign and Left Hand Park areas.

The City of Longmont is responsible for mowing the turf on the west side of Ridgeview Drive only along the Left Hand Park area. Creekside I HOA is responsible for mowing the turf in front and sides of the Creekside Subdivision entrance sign.

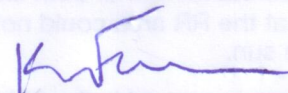
Rainbow Ridge HOA has agreed to pay half of the water invoice for that area. Creekside I HOA receives the invoice each month for the water usage. At the end of each year, Creekside I HOA is reimbursed for half of the water use that they are billed. RR and CR agree to split the cost of the testing of the back flow preventer at 1900 Emerald along with any future cost of replacement and maintenance of it.

Both HOAs will jointly plan and agree to any Outlot A common area shared maintenance project not explicitly mentioned in this agreement, including cost sharing before work begins.

(This is just a document for guidance for Board members. It can be amended.)



Creekside I HOA President (2025)  
Fritz Foss



Rainbow Ridge HOA President (2025)  
Kim Fuhrman

<sup>1</sup> Judy Tumblin was the owner of the first home in Rainbow Ridge and worked closely with both Creekside and Rainbow Ridge developers. She also served as a board member (including President, Secretary & Treasurer) for over 20 years.



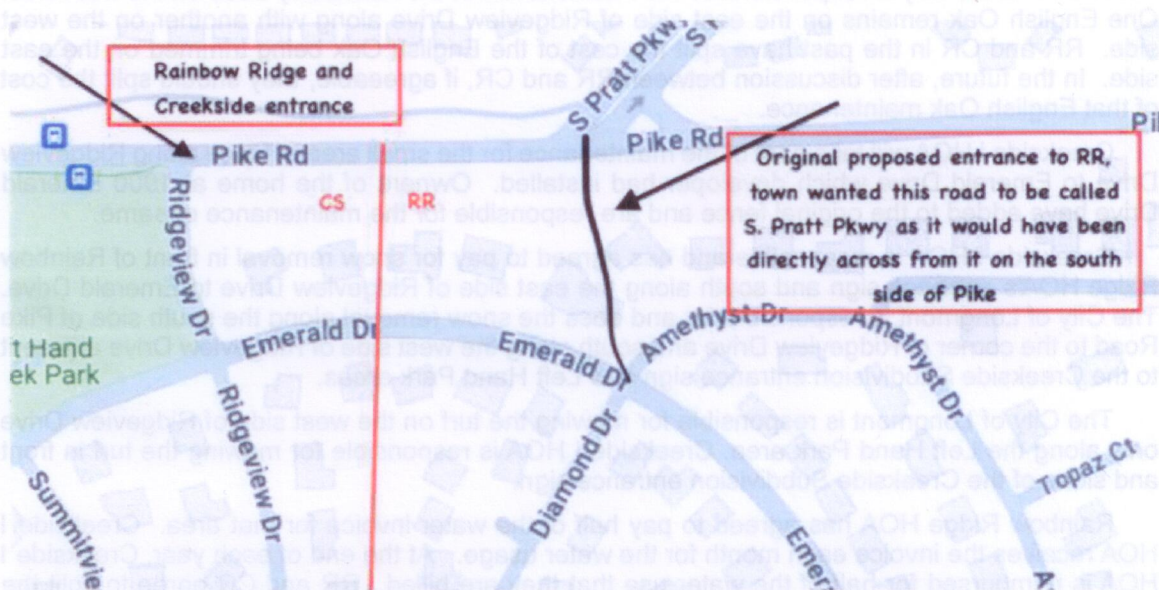
## Rainbow Ridge History(ish)

Longmont, CO

(REMEMBER, there is another Rainbow Ridge in Arvada)

Dale Brunns was the developer of Rainbow Ridge (RR) back in the 80's

Originally the entrance to RR was to come off Pike Road across from S Pratt Pkwy and intersect at Emerald and Amethyst. The town of Longmont, while RR was in the annexation process, was requiring Dale to name the proposed entrance street of RR, "S Pratt Pkwy", as it was directly crossed the road. Dale did not want another developers name in his subdivision. Wally Grant, developer of Creekside (CS) along with Dale decided to create shared entrance down on Ridgeview Dr. RR sign being on the left as you enter and CS being on the right. Wally nor Dale ever created a legal document for such that I am aware of. The first 2 house on each side of Emerald Dr belong to CS HOA. This agreement most likely was the friendship established by Dale assisting Wally in the development process of CS as Dale had been through the hoops already with Longmont.



When the entrance way was designed, they agreed to have the same signage and landscaping and shared in the cost of the implementation of the sign and landscape project. Once each HOA took over their development from the developers they would maintain said areas.

As RR HOA took over the develop and CS took over theirs, it was always a gentlemen's agreement. RR would take care of the east side and CS would take care of the west. There was initially an understanding that both sides would mirror one another. As time progress, it was discovered that the RR area could not have the same flowers as the CS as it was getting the hard afternoon sun.

When Pike Road was improved in the 90's and the park was built along with sidewalks on the Southside of Pike Road, the town agreement to plow the sidewalks on Ridgeview up to Emerald Dr and Creekside Dr as they were already doing the sidewalks on Pike Road. That continued until at least until 2015 when I left RR.

Landscaping was maintained on the east side of Ridgeview by RR HOA and west side by CS HOA. The water for the entryway was paid by CS HOA because it is their water tap. CS would annually send RR HOA a copy of their water bills for the year (typically December thru November) so expenses could be incurred in the same fiscal year). RR HOA would reimburse CS 50% of the annual cost of water for the entrance in December.