

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

Dave Blankenbeckler and Dan Mispagel attending remotely via Zoom.
Julie Emo could not attend and the absence is excused.
3. Owners Forum – 10 min.
4. Meeting Minutes Approvals – 5 min.
 - **MOTION/VOTE:** approve February 17, 2026 Board Meeting Minutes – postponed.
5. Treasurer's Update (Dave attending remotely) – 10 min.
 - 2026 Annual Assessment – remittance update
 - A handful of Members have volunteered their contact information per the request in the Annual Assessment letter.
 - 2026 Tax Return – status
6. Old Business/Committee Reports – 50 min. total
 - Design Review (Brian Terry, Dave Blankenbeckler, Fritz) – update, 5 min.
 - Official draft of Design Guidelines (DGs) for all filings based on Filing 6 Design Guidelines including latest revisions – status update.
 - Record Filing 5's original DGs with Boulder County Clerk & Recorder (for some reason they were never recorded) – still pending.
 - Committee volunteers from Filings 1 and/or 5 – any new?
 - Investigation of Roof Maxx roof restoration (will post to Education page) as an alternative to roof replacement – status update.
 - Landscaping (Pat Zolotar, Board) – update, 10 min.
 - Panorama has begun Spring cleaning.
 - Sprinkler system turn-on April 1.
 - Main Entrance flower planting – update
 - Parkview/Plateau relandscaping plans – remains tabled until Association can qualify/submit proposal for NGLA funding.
 - IT (Sterling Babcock, Board) – update, 5 min.
 - Need Dropbox member login credentials changed from private to generic HOA email addresses – still pending for Treasurer and President.
 - Purchased Zoom subscription for the Association – Workplace Pro, \$14.16/mo paid annually.
 - Single licensed user (credentials available to the Board members).

- Reviewing functionality including polls and surveys.
- Communications (Jason, Dan, Board) – update, 10 min. total
 - No Feb. or March Newsletter.
 - March 31 Board Meeting reminder posted to Website and/or sent via WordPress MailPoet.
 - Continued success with Board member meeting attendance via Zoom.
 - Association's Zoom used tonight for remote Board member attendance. Opening to Membership soon.
 - Planning/implementation of Members-only area on Website – no update
 - Need remote voting capability (e.g. eBallot, OpaVote, Zoom).
 - Member Education page on Website – update, 5 min.
 - Updates since last Board Meeting include (thanks to some concerned neighbors for bring added items to the Board's attention):
 - ◇ Formatting/content updates.
 - ◇ Added "Neighborhood Safety Information/Resources" section with "City of Longmont Neighborhood Traffic Mitigation" and "Program Manual" links.
 - ◇ Added "Wildfire Risk Mitigation" subsection and Wildfire Partners link.
 - ◇ Added "2026 House Bills that may be of interest:" section and HB26-1308 (Lot Splitting) link.
 - ◇ Added to meeting announcements and summaries to the NGLA section.
- Governing Documents Review (Jason, Fritz) – update, 10 min. total
 - Finalizing Bylaws draft – update, 5 min.
 - 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.
 - RECEIVED: 2nd LG redlined version on December 17, 2025.
 - PENDING: completion of 2nd LG redlined version by one Board Director.
 - UPCOMING: Convene final Committee meeting to review and finalize LG's twice-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.
- Required language revisions (HB25-1043) to “Collection of Unpaid Assessments” policy – pending.
 - ◇ 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).
- 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.
 - HB26-1308 (Lot Splitting), brought to our attention by Member.
 - HB26-1099 – Protect Financial Condition of Homeowners Associations, applies to new planned communities.
- Longmont Neighborhood Group Leaders Association (NGLA) (Julie, Dan, Nina) – update, 10 min.
 - April 16th meeting – attending representative?
 - Julie attended Feb. 19th meeting – summary provided and has been posted to Website’s Education page.
 - Julie attended March 19th meeting – summary provided and has been posted to Website’s Education page.
 - NGLA Neighborhood Improvement Fund (NIF) grant – eligibility clock running (consider for corner re-landscaping project(s)). Attended five (5) monthly NGLA meetings in 2025 and one (3) in 2026 since re-joining, need to attend one (1) more this year to be eligible for NIF grant.
 - NGLA Neighborhood Improvement Fund (NIF) grant application materials – application process status.
- Neighborhood Chicken Coop Survey – no update
 - Board received detailed informational document from a member and is in the process of reviewing.
- Fences and Signs Property Insurance – no update
 - According to DORA DRE, required under C.R.S. 38-33.3-313.

- Need a new quote from Travelers, solicited quotes from two other providers (Acrisure, USI Insurance Services). Dave Blankenbeckler getting quote from a fourth provider.
 - Wildfire Risk Mitigation (Toby Blauwasser)
 - Wildfire Partners Properties Evaluation – pending.
 - Wildfire Partners link on the Education webpage of Association's website.
 - Neighborhood Road Repair (Dave Bartel) – update?
7. New Business (Board, Attendees) – 10 min.
- Boundary Fence Repair Plans – discussion, obtain three bids.
 - Speeding on Creekside (Member emailed concerns) – discussion.
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
- Adjourn Open Session
10. Executive Session – 10 min.
- Parkview/Plateau SW corner – update
 - Existing properties out of CC&Rs compliance – status and ongoing actions
 - New properties out of CC&Rs compliance – none

Adjourn Executive Session