

Meeting Minutes

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

Director (exp. 2028)	Dave Bartel	<input type="checkbox"/> Did not attend
Director/Treasurer Pro Tem (exp. 2027)	Dave Blankenbeckler	<input checked="" type="checkbox"/> Via Zoom
Director (exp. 2027)	Julie Emo	<input checked="" type="checkbox"/>
Director/President (exp. 2026)	Fritz Foss	<input checked="" type="checkbox"/>
Director/Vice President (exp. 2028)	Dan Mispagel	<input checked="" type="checkbox"/>
Secretary	Kirsten Mispagel	<input checked="" type="checkbox"/>
Treasurer	OPEN	<input type="checkbox"/>
3. Owners Forum – 10 min.
 - **Community Member discussed Wildfire Risk Mitigation, driest year in a long time. Reservoirs down. Discussed risk Mitigation efforts. Wildfire Partners can come out and assist with risk mitigation. Free service. Danger most likely from the West. Need to do prevention before fire starts. Need 8 adjoining houses to get Wildfire Partners to come out.**
 - **Another community member mentioned that Lafayette has banned juniper bushes to mitigate fire risk, and in reading information about Marshall Fire, fencing contributed to the spread. Would fire-retardant paint help?**
 - **Another community member discussed a neighbor having a fire pit and not adhering to fire pit regulations.**
4. Meeting Minutes Approvals – 5 min.
 - **MOTION/VOTE:** approve December 04, 2025 Board Meeting Minutes.
 - **No questions from attendees.**
 - **Motioned by Fritz.**
 - **Seconded by Dan.**
 - **Unanimously approved by Board Directors in attendance.**
5. Treasurer's Update (Dave attending remotely) – 10 min.
 - 2025 Year End Financials – review
 - **All Dues paid in 2025.**
 - **Five properties sold, received \$400.00 more Transfer Fees than budgeted.**
 - **Rainbow Ridge 2024 water reimbursement came in 2025, same thing happened this year.**
 - **NGLA Grant of \$400.**
 - **Bank resumed charging \$2.00/mo. ATM/debit card fee.**
 - **Electricity was slightly under budget, no solar maintenance costs.**
 - **5 2025 Board meetings where board paid a fee.**
 - **No additional postage costs (had plenty of stamps).**
 - **Website slightly over budget.**

- **Drop box significantly under budget (dropped seats).**
- **Block party under budget (in part due to NGLA grant).**
- **Landscaping under budget (no sprinkler repairs, volunteer planting at front entrance).**
- **Legal under budget.**
- **Luminarias over budget (due to fire retardant bag purchase).**
 - **Rainbow Ridge went flameless, relatively cheap and with a good result.**
 - **Community member wanted discontinuing luminarias voted on (or survey) by membership.**
- **Emerald water over, Ridgeview water under, budget. Watering adjusted higher for new plantings.**
- **Transferred budgeted funds to reserve.**
- **Discussed CDs, received more interest than expected.**
- **Didn't use reserves in 2025, delayed projects until potential NGLA funds available.**
- **No questions on/concerns with 2025 financials.**
- **Reviewed 2025 Asset Balances report, including current available funds in checking and CDs going into 2026.**
- 2026 Annual Assessment – remittance update
 - **121 have paid assessment out of 157, two (2) additional will be paid after sold properties close.**
 - A handful of Members have volunteered their contact information per the request in the Annual Assessment letter.
- 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.
 - **No DRC updates.**
 - Landscaping (Pat Zolotar, Board) – update, 5 min.
 - Snow removal – update.
 - **Under budget**
 - Parkview/Plateau relandscaping plans – remains tabled until Association can qualify/submit proposal for NGLA funding.

Waiting on NGLA grant, once applied for. Had open discussion on NGLA grant proposal process and guidelines.

- IT (Sterling Babcock, Board) – update, 5 min.
 - Need Dropbox member login credentials changed from private to generic HOA email addresses – update:
 - Successfully transferred Dan Mispagel's private email address to his generic HOA email address for Dropbox access.
 - Pending for Dave Blankenbeckler and Fritz Foss.
 - Fritz discussed above items.**
- 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.
 - Purchasing Zoom subscription for the Association – review budget and discuss options.
 - Planning/implementation of Members-only area on Website – no update
 - Need remote voting capability (e.g. eBallot, OpaVote, Zoom).
 - **Budgeting for 100 meeting attendees.**
 - **Budgeted for \$20 a month going with Workplace Pro.**
 - **Can do Polls and Surveys.**
 - Member Education page on Website – update, 5 min.
 - Updates since last Board Meeting include:
 - ◇ Added to meeting announcements and summaries to the NGLA section.
 - ◇ Added to Recent News Items section.
 - No further updates.**
- Governing Documents Review (Jason, Fritz) – update, 5 min.
 - 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.
 - 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.
 - **By Laws still being reviewed.**
 - **Convene Committee once reviewed.**

- **Delays based on schedules.**
- 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. 38-33.3209.5(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. 3833.3-209.5(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.
 - **No update until Bylaws done.**
 - **Some required by law will take priority.**
- HOA-related legislation tracking (Dan, Fritz) – no update
- Longmont Neighborhood Group Leaders Association (NGLA) (Julie, Dan, Nina) – update, 10 min.
 - February 19th meeting – attending representative? ○ NGLA sent out Neighborhood Improvement Project (NIP) grant application materials on February 3rd – discuss starting application process.
 - Julie attended January 15th meeting – summary provided and has been posted to Website's Education page.
 - Julie completed/submitted 2026 Registration Renewal on December 12, 2025.
 - NGLA Neighborhood Improvement Project (NIP) grant – eligibility clock running (consider for corner relandscaping project(s)). Attended five (5) monthly NGLA meetings in 2025 and one (1) in 2026 since re-joining, need to attend three (3) more this year to be eligible for NIP grant.

- **Discussed earlier in the meeting.**
 - **Julie is going to NGLA meeting on Thursday.**
 - **There are optional meetings that apply toward membership.**
 - **Information on Education webpage.**
 - **Only 3 more meetings to qualify.**
- Neighborhood Chicken Coop Survey – no update
 - Board received detailed informational document from a member and is in the process of reviewing.
 - Community member forwarded a link to a Boulder Magazine article – posted to the Recent News Items section of the Website's Education Page.
Information on article added to Education page on website.
 - 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.
 - **No new information waiting for additional quotes.**
 - **Dave checking from a 4th provider.**
 - **Budget \$500.**
 - 2025 Neighborhood Luminaria Event – things that went well, things to improve.
 - **Rainbow Ridge got grant for luminarias from NGLA.**
 - **Need to follow up with Rainbow Ridge.**
 - Holiday lights taken down on Jan. 12. Thanks again to Claire Donovan and family for their hard work.
7. New Business (Board, Attendees) – 10 min.
- Wildfire risk mitigation, Wildfire Partners – discussion
Discussed during Owners Forum.
 - Neighborhood road repair – discussion
 - **Dave Bartel to discuss, not in attendance, moved to next meeting.**
 - **Comments that repairs to roads in community not done to high standards.**
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**No changes.**
DRC looking for new volunteers.

Conference Room
Longmont Public Library

Creekside I Homeowners' Association
Board Meeting

Tuesday, Feb. 17, 2026
5:30-7:30 pm MST

9. Approvals without a meeting

- 12/15-19/2025 email MOTION/VOTE: approve the August 28, 2025 and September 29, 2025 Executive Session Meeting Minutes. **Seconded by Dan Mispagel, approved unanimously.**

Adjourn Open Session

Comments after adjournment: several Community members wanted an open meeting on Bylaws.

10. Executive Session – 10 min.

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

Adjourn Executive Session