

## Minutes

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

Director (exp. 2028)	Dave Bartel	<input checked="" type="checkbox"/>	
Director/Treasurer Pro Tem (exp. 2027)	Dave Blankenbeckler	<input checked="" type="checkbox"/>	Via Zoom
Director (exp. 2027)	Julie Emo	<input type="checkbox"/>	DNA
Director/President (exp. 2026)	Fritz Foss	<input checked="" type="checkbox"/>	
Director/Vice President (exp. 2028)	Dan Mispagel	<input checked="" type="checkbox"/>	Via Zoom
Secretary	Kirsten Mispagel	<input type="checkbox"/>	DNA
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.

No owners wanted to speak.
4. Meeting Minutes Approvals – 5 min.
  - **MOTION/VOTE:** approve February 17, 2026 Board Meeting Minutes.

Motedioned by Fritz, seconded by Dave Bartel, 4 approved, 1 abstention (Julie absent without proxy assignment).
5. Treasurer's Update (Dave attending remotely) – 5 min.
  - 2026 Annual Assessment – remittance update
    - A handful of Members have volunteered their contact information per the request in the Annual Assessment letter.
  - Q1 2026 Financial Report (added agenda item).
    - Operating Income
      - Annual Assessments - 130 paid, 27 more to go.
        - ◇ Email addresses are available for ~1/3 of the 27, so email reminders will be sent to those owners. Remainder will receive reminder letters in the mail.
        - ◇ On par with last year's annual assessment remittance rate.
      - Three (3) properties sold, transfer fees have been paid for those. ~Two (2) still on the market. Ahead of budget.
      - 2025 Rainbow Ridge water reimbursement paid in 2026.
    - Operating Expenses
      - Renewed fidelity (surety) bond.
      - Renewed Panorama landscaping contract, increased by ~\$215.
      - One legal bill paid (for Bylaws review/update).
      - Two (2) instances of snow removal.

- Reserve Income and Expenses
      - Interest income from CDs, no expenses.
  - 2026 Tax Return – status
    - Fritz and Dave to meet on Saturday to work on tax returns.
6. Old Business/Committee Reports – 60 min. total
- Design Review (Brian Terry, Dave Blankenbeckler, Fritz) – update, 5 min.
    - Brian could not attend but informed Fritz that their 2nd lot was sold and new owner wants to put an ADU on property, would have to be approved by DRC. Board will need to review final approved plans.
    - Official draft of Design Guidelines (DGs) for all filings based on Filing 6 Design Guidelines including latest revisions – status update (none).
    - 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 (no)?
    - Investigation of Roof Maxx roof restoration (will post to Education page) as an alternative to roof replacement – status update (none).
  - Landscaping (Pat Zolotar, Board) – update, 10 min.
    - Pat could not attend, emailed update.
    - Panorama has begun Spring cleaning. Weeds remain along Plateau (maintained by Panorama?)
    - Sprinkler system turn-on April 1. Water usage to be adjusted downward due to winter drought and cost.
    - Main Entrance flower planting – no update
    - Parkview/Plateau relandscaping plans – remains tabled until Association can qualify/submit proposal for NGLA funding. Need to attend one more NGLA meeting to qualify for funding. Proposal for corner maintenance forthcoming once qualified.
  - IT (Sterling Babcock, Board) – update, 5 min.
    - Sterling could not attend.
    - 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). Check license agreement for usage restrictions.
      - Reviewing functionality including polls and surveys (e.g. chicken coops).
  - 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. **Fritz to send out April newsletter.**
- 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).
  - **Noel directory online only this year, check to see if it is password protected. Fritz To follow up with Chris Martinez of Noel Team.**
- 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. **Member emailed to express concern about speeding along Creekside Drive.**
    - ◇ Added "Wildfire Risk Mitigation" subsection and Wildfire Partners link. **Also see Toby Blauwasser's email follow-up/attachment to tonight's agenda.**
    - ◇ Added "2026 House Bills that may be of interest:" section and HB26-1308 (Lot Splitting) link. **Board alerted by Member.**
    - ◇ 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. **Director and President will Zoom tomorrow evening to finish review.**
    - UPCOMING: Convene final Committee meeting to review and finalize LG's twice-revised draft. **Prior to reconvening, intermediate drafts (the one sent to the Committee, the one sent to LG, and LG's various**

drafts) will be sent to the Committee. LG will review/revise any further proposed changes from the Committee. Poll will be sent out to obtain Committee Members' availability for a final meeting.

- Final draft review by LG.
- Make final draft available to Members for review/feedback period.
- Mail ballot vote.

Community member question: will legal counsel's reasoning for changes be communicated to the Committee? Answer: yes, much of it is already in the drafts. Generally, legal counsel's justifications for content revision/removal boiled down to 1) language being redundant with or superfluous to Colorado law, 2) unnecessary language that could expose the Association to operational or procedural nitpicking, or even legal challenge/liability, and/or 3) simply improving the statements for clarity/conciseness.

- 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).
  - Policies next on list of governing documents to update.
  - Community member made inquiry into several policies and their status (which was reviewed). So far, no detailed review of community members' changes has been made. Community member made inquiry as timing of their policy revisions vs. statute-required language changes (unsure of relative timing and if required changes already included).

- Association's existing Violation Tracking spreadsheet has been overhauled so that it strictly adheres to the "Collection of Unpaid Assessments" policy.
  - 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. Lot splitting to be allowed for Common Interest Communities established after Dec. 2027, so it doesn't apply to Creekside as it is an established community.
  - HB26-1099 – Protect Financial Condition of Homeowners Associations, applies to new planned communities. Applies to new planned communities, language requiring reserves, financial health of HOAs.
  - Community member asked what lot splitting is. Answer: if your lot is at least 2000 sq. ft., you can split your lot.
  - Links to these bills included on the Education webpage.
- Longmont Neighborhood Group Leaders Association (NGLA) (Julie, Dan, Nina) – update, 10 min.
  - April 16th meeting – attending representative? Dan could if Julie can't attend.
  - Julie attended Feb. 19<sup>th</sup> meeting – summary provided and has been posted to Website's Education page.
  - Julie attended March 19<sup>th</sup> meeting – summary provided and has been posted to Website's Education page.
  - NGLA Neighborhood Improvement Fund (NIF) grant – eligibility clock running (consider for corner relandscaping project(s)). Attended five (5) monthly NGLA meetings in 2025 and ~~one~~ three (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.

Fritz reviewed above items.
- Neighborhood Chicken Coop Survey – no update
  - Board received detailed informational document from a member and is in the process of reviewing. Plan to use this for first poll, review informational document before releasing to the neighborhood.
- 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. **Still require another quote, Dave Blanenbeckler to get another quote.**
  - Wildfire Risk Mitigation (Toby Blauwasser, Board) – update, 5 min.
    - Wildfire Partners Properties Evaluation – unable to recruit 8 adjoining properties. **However, Toby had his own property evaluated and has taken mitigation steps.**
    - Wildfire Partners link on the Education webpage of Association's website.
    - See attached follow-up information since last Board meeting.
  - Neighborhood Road Repair (Dave Bartel) – update?  
**Ridgeview Drive needs repair. No long-time Community members can recall a time when city repaired Creekside streets. Only street in good repair is Creekside Drive. Trying to identify the right person within the city to get attention to the issue. Matt Popkin (Ward 2 representative) or Tim Waters (formerly on City Council) possible resources. City says we're "on the list". Petition may be necessary.**
7. New Business (Board, Attendees) – 10 min.
- Boundary Fence Repair Plans – discussion, obtain three bids. **Skipped inadvertently during open session. Dan and Fritz counted 23 fence posts requiring replacement.**
  - Speeding on Creekside (Member emailed concerns) – discussion. **Speeding radar has been tried. Limit is 25 mph. Could put up "slow down" signs.**
  - Reported thefts of delivered items left on porches – discussion. **Rash of delivery thefts reported in neighborhood, Community member observed/reported unmarked white van driving throughout the neighborhood. Remind Community members via newsletter to pick up packages as quickly as possible.**
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 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
9. Approvals without a meeting
- None

**Next board meeting: May 27, 2026**

Meeting Room A/B  
Longmont Public Library

Creekside I Homeowners' Association  
Board Meeting

Tuesday, March 31, 2026  
5:30-7:30 pm MDT

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