

## 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.
3. Owners Forum – 10 min.
4. Meeting Minutes Approvals – 5 min.
  - **MOTION/VOTE:** approve March 31, 2026 Board Meeting Minutes.
5. Treasurer's Update (Dave attending remotely) – 5 min.
  - 2026 Annual Assessment – remittance update
  - 2026 Tax Return – submitted April 6, update
6. Old Business/Committee Reports – 65 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.
    - Sprinkler system repairs – Board approved May 4, completed May 12. Panorama replaced zone valves (two of three were leaking) and installed a new system isolation valve.
    - Main Entrance flower planting – completed May 24. Thanks to the flower procurement, bed tilling and planting volunteers!
    - Cul-de-sac ash tree – minor damage from May snowstorm. On May 19, Reinholt Tree Care took down two broken branches at no cost to the Association.
    - Parkview/Plateau relandscaping plans – Association now qualifies for NGLA funding. Discuss project plans and proposal.
  - IT (Sterling Babcock, Board) – update, 5 min.
    - Received two (April 3, April 23) password change request emails from WordPress for one of our WordPress login accounts.

- Ongoing suspicious emails, including many from various bad actors purporting to be IONOS, and recent a phishing attempt using a Creekside member's personal email account.
- 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.
  - REMINDER – review license agreement for small group usage restrictions.
  - Single licensed user (credentials available to the Board members).
  - Reviewing functionality including polls and surveys.
  - Need neighborhood volunteers to test remote meeting attendance.
- Communications (Jason, Dan, Board) – update, 5 min.
  - No April or May Newsletter.
  - May 27 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 – no updates
- Governing Documents Review (Jason, Fritz) – update
  - Finalizing Bylaws draft – update, 10 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.
    - COMPLETED: 2nd, 3rd LG redlined versions along with Board review.
    - COMPLETED: emailed Committee various versions for their review on May 17, 2026. One month review/revision period, with LG involved as needed.
    - UPCOMING: Convene final Committee meeting (remote if possible) to review and finalize LG's draft after considering/revising per Committee's input.
    - Final draft review by LG.
    - Make final draft available to Members for review/feedback period.
    - Mail ballot vote.
  - Existing Policies revision planning (Sandy, Board) – 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) – no update
- Longmont Neighborhood Group Leaders Association (NGLA) (Julie, Dan, Nina) – update, 15 min.
  - Julie attended the April 16th and May 21st meetings. Summaries will be posted to the Website's education page.
  - NGLA Neighborhood Improvement Fund (NIF) grant – attended five (5) monthly NGLA meetings in 2025 and five (5) so far in 2026 since re-joining, thus we are now eligible for NIF grant!
  - Commence work on NGLA Neighborhood Improvement Fund (NIF) grant application and proposal for corner relandscaping projects.
  - Need volunteer(s) to attend NLS virtual Community Projects and Grants Info Session, 6:30-8:30 pm June 17. Register on the website <https://longmontcolorado.gov/event/longmont-nls-community-projects-and-grants-info-session-2/>.
- 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.
- Boundary Fence Repair (Dan, Board) – 15 min.
  - On April 27 (via Zoom) Board and Design Review Chair reviewed/discussed four service provider quotes. As needed, obtained quotes revised to include sealant on replacement posts/rails.
  - Review revised service provider quotes and decide on a service provider.
  - **MOTION/VOTE:** approve spending funds from the Association's Reserve Account to repair neighborhood boundary fence per the chosen service provider's quote.
- Neighborhood Road Repair (Dave Bartel) – update
- 7. New Business (Board, Attendees) – 10 min.
  - Annual Neighborhood Garage Sale (Fritz)
    - Rainbow Ridge/Rainbow Ridge Estates prefer June 20.
    - Have a volunteer from RRE to co-chair the event with Fritz.
- 8. Board/Committee Open Positions – update
  - Effective May 31, 2026, Kirsten Mispagel is stepping down as Association Secretary and thank her for her service in this role.
  - 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
  - **May 1-4, 2026 Email MOTION/VOTE:** approve Panorama's quote (see attached) for Pike Rd and Ridgeview Dr main entrance sprinkler system repairs/improvements.  
**Approved unanimously.**

#### Adjourn Open Session

#### 10. Executive Session – 10 min.

- New covenant violation complaint
- Existing properties out of CC&Rs compliance – status and ongoing actions

#### Adjourn Executive Session