Meeting Room A/B | Creekside I Homeowners' Association | Tuesday, July 21, 2026
Longmont Public Library | Board Meeting | 5:30-7:30 pm MDT

Agenda

1. Welcome (President)
    - Advised attendees of Fritz Foss resignation, Thanks him for his service. Let attendees know Dan Mispagel was interim president until elected
2. Call to Order & Roll Call (President)

Director (exp. 2028)		Dave Bartel		Proxy to Dan
Director/Treasurer Pro Tem (exp. 2027)		Dave Blankenbeckler	X	Via Zoom
Director (exp. 2027)		Julie Emo	X	
Director (exp. 2026)		OPEN		
Dir/VP (exp. 2028)	Interim Pres	Dan Mispagel	X	
Secretary		OPEN		
Treasurer		OPEN		

   Dave Blankenbeckler attending remotely via Zoom.
3. Owners Forum –
    - Community Member wanted Filing 6 update, Financials, 3 focus areas for next year. HOA owns corners on Parkview and Plateau
4. Elect New President –
    - Open discussion on president nominees
    - MOTION/VOTE: Election of new president.
    - Motion to elect Dan Mispagel as HOA President- Dave Blankenbeckler
    - Second Julie Emo
    - Passed Unanimously

5. Election of New director –
    - Open Discussion on new director to take Fritz Foss director's seat until annual meeting
    - MOTION/VOTE: Election of new Director
    - Motion to elect Lori Varbaro as director to take the rest of Fritz Foss Term and be interim Secretary only until Annual meeting – Dan Mispagel
    - Second- Julie Emo
    - Passed Unanimously

6. Allow past president to use email and dropbox
    - Discussion on allowing former president to maintain Dropbox and Email capabilities during transition to new president. No more than 90 days.
    - MOTION/VOTE: To allow past president Fritz Foss to maintain email and drop box capabilities during transition period with new president.
    - Motion - Dan Mispagel
    - Second – Julie Emo

- Passed Unanimously

7. Minutes from May 27, 2026 HOA Board Meeting
    - Discuss meeting minutes
    - MOTION/VOTE: to approve meeting minutes from May 27, 2026 HOA Board Meeting
    - Motion – Dan Mispagel
    - Second Julie Emo
    - Passed Unanimously

8. Treasurer's Update
    - 2026 Annual Assessment – remittance update
    - 2026 2nd Qtr. Financials
        - PNC Transition from First Bank
        - Debit Card Charges
        - Closed on 5 assessments
        - Motion Vote to transfer $9500 to Reserve Account
        - Motioned – Dan Mispagel
        - Second – Julie Emo
        - Passed Unanimously

9. Old Business/Committee Reports –
    - Design Review Committee
        - Brian Terry resigned looking for replacement
    - Landscaping
    - No update
    - IT
    - No update
    - Communications
    - No update

    o Member Education page on Website – no updates
    - Governing Documents Review – update to Existing Policies revision planning – no update
    - New Policies planning – no update
    - HOA-related legislation tracking – no update
    - Longmont Neighborhood Group Leaders Association (NGLA)
        - Working to grant submission in January 2027
    - 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 o Need a new quote from Travelers, solicited quotes from two other providers (Acrisure, USI Insurance Services). Dave Blankenbeckler got quote from a fourth provider.
- Boundary Fence Repair -Delayed until Late July 2026 supply issues Neighborhood Road Repair
    - Estimate around $7000 – Bulldog Fence

10. New Business
    - Creekside Annual Picnic
        - Need someone to lead
    - Annual Homeowners Meeting
        - Need to Firm up date
    - Purchase – Plantonics Poly SY20 USB-A $125.99 plus tax
    - Motion Vote to purchase Plantronics Poly SY20 USB-A $125.99
        - Motioned- Dan Mispagel
        - Second – Julie Emo
        - Passed Unanimously

11. Board/Committee Open Positions – update
    - Effective July 16, 2026 Fritz Foss has resigned as Creekside President, the board thanks him for his 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 3rd member for each filing), 3 total for consolidated Filings 1, 2, 5. Besides Chair, we now have volunteers (see Website Design Review page) o 1 from Filing 2 o 2 from Filing 3 o 2 from Filing 6 o 1 from Filing 4

12. Approvals without a meeting - None

Adjourn Open Session

13. Executive Session - None

Adjourn Executive Session