Meeting Room A/B | Creekside I Homeowners' Association | Wednesday, May 27, 2026
Longmont Public Library | Board Meeting | 5:30-7:30 pm MDT

Meeting Minutes

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

Director (exp. 2028)	Dave Bartel	[X]	
Director/Treasurer Pro Tem (exp. 2027)	Dave Blankenbeckler	[ ]	
Director (exp. 2027)	Julie Emo	[X]	
Director/President (exp. 2026)	Fritz Foss	[X]	
Director/Vice President (exp. 2028)	Dan Mispagel	[X]	6:00 PM
Secretary	Kirsten Mispagel	[ ]	
Treasurer	OPEN	[ ]	

   Dave Blankenbeckler and Dan Mispagel attending remotely via Zoom.
3. Owners Forum – 10 min.
   No members chose to speak

4. Meeting Minutes Approvals – 5 min.
   - **MOTION/VOTE**: approve March 31, 2026 Board Meeting Minutes.

   President Foss Motioned, Director Dave Bartel 2nd, Unanimous approval
   DRC Chair, City of Longmont approved ADU on Summitview Drive new build
   Board will review final plans.
   Steven Noel Real Estate neighborhood directory on line this year.

5. Treasurer's Update (Dave Blankenbeckler attending remotely) – 5 min.
   - 2026 Annual Assessment – remittance update

   8 Homeowners assessments are outstanding. Contacted - Four with email addresses, four with direct mailing. Snail mail reminder and email reminder one month ago. Repeat offenders, possibly.
   Homeowner asked - First quarter financials posted on website? Quarterly financials could be posted.
   Legal Bills to date - $964.74 includes two bills.
   - 2026 Tax Return – submitted April 6, update

   CD(3) $15,000.00 ea. Interest $1,500.00
   Interest on reserve funds, paid taxes $312.00 federal, $46.00 state

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.

DRC approved PSF requests received and approved.
DRC approval process is quick, homeowner was very happy with the DRC process.

- 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!

    Red, White and Blue flower collection celebrating America's 250 year anniversary!
  - 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.

    Gorilla mulch needed front entrance signage. Pat Zolotar will purchase and submit receipts for payment.
- 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.

    Board did not change passwords.
  - 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.

    Please report suspicions to the HOA board
  - 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/month 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.

    Jason Cruse is testing remote access during tonight's meeting.
    Postcard requesting each homeowner to participate in Zoom HOA meetings. 150 seats available.
    MailPoet homeowners could subscribe.

- Communications (Jason, Dan, Board) – update, 5 min.
  - No April or May Newsletter.
    Noel Newsletter has not been used but plans are to continue using this avenue for additional member communication.
  - 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.
      Legal counsel, advice on all Bylaw content. The HOA will use their advice as a backstop to protect the HOA.
      Homeowner Concern – Arbitrary changes were made by previous board without informing the members, no consent. Committee members want verbiage to block this arbitrary action.
      Current law firm may not be aware of HOA issues from the previous board. Homeowners want to be sure these issues are addressed.

  - 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).

Major overhaul on spreadsheet to track every step in the process.

- New Policies planning – no update
  - "Bid Process Policy" draft – Board review pending.
  - "Document Retention and Disposal" policy and procedures – Board review pending.

Committee meeting is requested.

- 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/.

    Three meetings total to qualify for additional NIF funding.

    NGLA funds used to repair fence posts? Does not qualify for NGLA funding as it is considered maintenance not a project.

    Julie has attended ten meetings to qualify for NIF grant. Project plan and proposal is next steps.

- 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.
    Board met first of June discussing replacement bids.
    Action Property Services – detailed proposal
    Measured against other bids against.
    Bull Dog Fencing estimate is about half the cost but includes all items.
    Andy provide an addendum to quote including details.
  - Review revised service provider quotes and decide on a service provider.
    Fence posts(31) were tagged with blue, one white, tape marking
    Mainly Plateau road, approx. 18-19 with some on Sunset. Additional cost is rail replacements. Includes treating the posts.
  - **MOTION/VOTE**: approve spending funds from the Association's Reserve Account to repair neighborhood boundary fence per the chosen service provider's quote.
    Motion – President Foss
    2nd – Dan Mispagel
    Unanimously approved
    Comment; 75' x 4' Baling wire may be donated by homeowner.
    All details need to be in writing, spelled out in final proposal.
- Neighborhood Road Repair (Dave Bartel) – update
  Discussions ongoing, paved is the objective not repair.

7. New Business (Board, Attendees) – 10 min.
   - Annual Neighborhood Garage Sale (Fritz)
     - Rainbow Ridge/Rainbow Ridge Estates prefer June 20.
       Board is fine with date.
     - 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 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
    - **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