

Creekside Homeowner's Association

Board of Directors

Meeting Minutes

2018

February 08, 2018

April 12, 2018

May 10, 2018

June 14, 2018

August 09, 2018

October 11, 2018

November 08, 2018

December 13, 2018

Creekside Homeowners Association Board of Directors Meeting Minutes
JCC - 3800 E. River Road
February 8, 2018 – 6:30 pm

Directors present: Gayle Blair, Jeannie Tucker and Scott Cavelle

Directors absent: Billy Yates

Copper Rose: Martha Jones

Homeowners: Joe Swinson, Weaver Barkman, Doreen Hagerman, Rita Anderson, Joanne Douthit, Martha Martin and Kim Evenchik

Call To Order

Gayle Blair called the meeting to order at 6:36 p.m.

Homeowner Input

- Joanne Douthit stated she would like all painting done at the same time. Martha Jones state Attorney advised against the HOA paying to paint the front of the homes, homeowner responsibility. Advised she can discuss with attorney at the Annual Meeting.
- Rita Anderson stated that the contract for Copper Rose was signed without a vote of the Board.
- Joe Swinson stated he is unsatisfied with Copper Rose Community Management. Wants Certificate of Insurance mailed every year to homeowners. Wants Board to look at other management companies.

Approval of Minutes

November 9, 2017 Board Meeting Minutes:

The Board reviewed the minutes from the previous meeting. Motion, seconded and passed to approve the November 9, 2017 Minutes.

Approval of Financial Report

January, 2018 Financial Reports:

The Board reviewed the financial reports. Motion, seconded and passed to approve the January, 2018 Financial Reports.

Manager's Report: Presented by Martha

- Website Updated- Schedule of 2018 Board Meetings, Call for Candidates posted for Annual and Annual Info will be posted.
- ARC request for
 - Lot 1- C1- Rebuilding Ramada Structure.
 - Lot 6- C2 Custom attached Pergola.
 - Lot 41- C2 Screen for Patio.
- Reserve Study – Spoke to Jaque at Reserve Advisors states that they will honor the 2017 bid. Full Reserve Study Update \$3250, option to add ForeSite Plus, ability to create unlimited what if scenerios, for \$325 per year for 3 years (\$975).
- Annual Meeting 3/8/18- Guest speaker, Phil Brown.
- Pool deck repairs, getting bids on resurfacing.
 - 1 bid received from Greg's Unique Pool Services – Repair all cracks and spalded areas for \$5790.00
 - Waiting on another bid from CSP, going out on Friday.

Old Business

New Business

Next Meeting

The next Board meeting will be on April 12, 2018 at the JCC 3800 E. River Road, at 6:30 pm.

Adjournment

There being no further business, the meeting was adjourned at 8:06p.m.

Respectfully Submitted for Your Approval,

Martha Jones

On behalf of the Creekside Board of Directors



By the Board of Directors _____

Creekside Homeowners Association Board of Directors Meeting Minutes
JCC - 3800 E. River Road
April 12, 2018 – 6:30 pm

Directors present: Jeannie Tucker, Gayle Blair, Scott Cavelle and Andy Pezzulo

Directors absent: Kim Evenchick

Copper Rose: Martha Jones

Homeowners: Joe Swinson, Weaver Barkman, Doreen Hagerman, Rita Anderson, Joanne Douthit, Martha Martin and Harvey Feldman

Call To Order

Jeannie Tucker called the meeting to order at 6:36 p.m.

Homeowner Input

- Rita Anderson stated the Board should replace Copper Rose, the Board needs to consider Jim Blake and Sandy Sandoval both left Copper Rose, Creekside is with a sinking ship. Billy Yates shouldn't have been able to sign the Copper Rose Contract without a vote of the Board.
- Doreen Hagerman why is the Board having a guest speaker?
- Joe Swinson stated he is unsatisfied with Copper Rose Community Management. Wants Board to look at other management companies. Asked why there is a guest speaker, doesn't the Board have work to do?
- Gayle Blair responded that she was responsible for the guest speaker scheduled for the Board Meeting. It is a short presentation from Physicians for Social Responsibility, this was a recommendation from a Creekside resident, Shirley Muney. Short 15 min presentation for the Board to decide if this is something for the Creekside Community.
- Jeannie Tucker stated that the Board has to vet items prior to presenting to the community.
- Martha Martin stated that the Board should not hire homeowners to do work in the community. Jeannie Tucker stated no homeowners have been hired to do any work in the Creekside Community.
- Andy Pezzulo Motioned to interview 3 different HOA Management Companies and meet 2 weeks from today's meeting, the motion was seconded and passed.

Guest Speaker

Mary Gresham, Physicians for Social Responsibility- Offer 2 ½ to 3 hour workshop to assist neighborhoods on how to prepare for natural disasters, extreme heat, power outages, identifying vulnerable people in the neighborhood, etc. This workshop is put together locally; it will include breaks and discussion session. The Board would need to arrange the location, time and snacks. Barbara Warren is the coordinator for Physicians for Social Responsibility.

Approval of Minutes

February 8, 2018 Board Meeting Minutes:

The Board reviewed the minutes from the previous meeting. Motion, seconded and passed to approve the February 8, 2018 Minutes.

Approval of Financial Report

March, 2018 Financial Reports:

The Board reviewed the financial reports. Motion, seconded and passed to approve the March, 2018 Financial Reports.

Manager's Report: Presented by Martha

- Website Updated
- ARC request for
 - Lot 1- C1- Rebuilding Ramada Structure. Was there when home purchased, rebuilding w/ the same dimensions. Previous homeowner had approval from board, 12/1989. Lot 4-C1 doesn't want it re-built, structure there prior to purchase of her home 4/1993. Motion, seconded and passed to Approve.

- Lot 41- C1 Replace Windows.
Motion, seconded and passed to Approve.
 - Lot 41- C2 Screen for Patio.
Board needs to know more about water runoff and material being used prior to approval. Gayle Blair stated that this structure will impact her personally as this is her neighbor, homeowner has not talked to her directly.
 - Lot 56-C1 Awning.
Board would like to see an overhead layout view, prior to approval.
 - Lot 006-C2 Pergola- Motion, seconded and passed to Approve, contingent on color verification of pergola.
- Pool deck repairs, getting bids on resurfacing.
 - 1 bid received from Greg's Unique Pool Services – Repair all cracks and spalded areas for \$5790.00
 - Bid from CSP \$6842.23.

Martha Martin asked if black patch of deck could be covered, to avoid it getting damaged from water draining from the roof.
Jeannie Tucker asked to have roof checked prior to having deck work done.
 - Pima County Pool License to Operate given to Gayle Blair who will hang up in the bulletin board.

Old Business

New Business

Next Meeting

The next Board meeting will be on April 12, 2018 at the JCC 3800 E. River Road, at 6:30 pm.

Adjournment

There being no further business, the meeting was adjourned at 8:04p.m.

Respectfully Submitted for Your Approval,

Martha Jones

On behalf of the Creekside Board of Directors



By the Board of Directors _____

Creekside I & II Homeowners Association
May 10 2018
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on May 10, 2018 at The JCC 3800 E River Road, in the library. Board Members present were Jeannie Tucker, Andy Pezzulo, Gayle Blair, and Kim Evenchik which constituted a quorum. Charlene Dufresne represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

President Jeannie Tucker called the meeting to order at 6:40 pm.

II. Homeowner Input:

~Warren Barkman reported there are a number of cars parked in the guest parking area on Bullrush Lane. These cars are always parked on this parking lot and he believes they are homeowners, not guests. He had several recommendations to the board as to how to determine if they are homeowners or guest. The board will take it under advisement after it reviews the towing contract..

III. Guest Speaker to be scheduled- Mary Gresham, Physicians for Social Responsibility

Gayle Blair brought into discussion Mary Gresham. Mary will hold a seminar to teach people what needs to be done in several different areas of life. Gayle will see if they have some preprinted literature to send out to the homeowners. There will need to be at least 15 people in attendance for her to come.

IV. Acceptance of Minutes

~The April meeting minutes were presented. Jeannie Tucker made a motion which was seconded by Gayle Blair to approve the minutes as presented. The motion passed.

~The minutes for the April 26th meeting at the pool were unavailable at this time. They will be approved at the next meeting.

V. Treasurer's Report:

April Financial Reports: Ms Dufresne reviewed the financial reports due to the resignation of Scott Cavell. Total assets for the community \$401,057.15 and expenses are under budget. The new landscaper is not only less expensive they are more environmentally friendly. Utilities are right on budget and the postage is over budget due to the annual meeting mailing. Jeannie Tucker made a motion which was seconded by Gayle Blair to accept the financial report. The motion passed unanimously.

VI. Managers Report

~ Ms Dufresne reported all of the letters have gone out and gave Jeannie Tucker a spreadsheet of the violations report.

~ Ms Dufresne reported the domain is about to expire and the renewal is \$25. Andy Pezzulo made a motion which was seconded by Gayle Blair to renew the website for a year, the motion passed. She is also learning the web site and should have it updated shortly.

VII. Old Business:

Copper Rose Community Management Contract-There was a brief discussion about the contract and now that they have a new manager they will sign the contract.

VIII. New Business:

ARC Submittal-3521 Oakbury Circle- The submittal is for a screen canopy over the hot tub area. Plans were submitted with samples of the materials. The board had some concerns about the water runoff going into the neighbor's yard. The drawing will be redone to show a 6" set back from the wall to allow the water runoff to stay in his yard. Jeannie Tucker made a motion which was seconded by Andy Pezzulo to approve the submittal contingent upon new drawings being submitted with the set back. The motion passed.

ARC Submittal- 3473 N. Nandina Lane-The submittal was reviewed and is for a 4X8X7 awning from garage door to the back door. It will be a 4X4 wood frame with corrugated tin top and painted in the approved 'terra cotta' color. There were several questions and the board was not clear on how it would look. Pictures of the existing cover that will match will be supplied to the board.

Treasurers Position- Gayle Blair volunteered to take over the treasurers duties due to the resignation of Scott Cavell. The Board accepted her offer and she will now be the Vice President/Treasurer.

IX. Next Meeting:

The next meeting will be held June 14th at the JCC. The meeting will start at 6:30pm.

X. Adjournment

There being no further business, the meeting was adjourned at 7:55 pm.

Respectfully Submitted,

Charlene Dufresne
Copper Rose Community Management,
For the Creekside I & II Homeowners Association



By the Board of Directors _____

Creekside I & II Homeowners Association
JUNE 14 2018
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on June 14, 2018 at The JCC 3800 E River Road, in the library. Board Members present were Jeannie Tucker, Andy Pezzulo, and Kim Evenchik which constituted a quorum. Charlene Dufresne represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

President Jeannie Tucker called the meeting to order at 6:40 pm.

II. Homeowner Input:

~No homeowners present

III. Acceptance of Minutes

~The May meeting minutes were presented. Kim Evenchik and Jeannie Tucker both requested a change in the minutes to reflect Mr. Weaver was very aggressive and disrespectful to the board and Jeannie Tucker in particular. Jeannie Tucker made a motion which was seconded by Kim Evenchik to approve the minutes as corrected. The motion passed.

IV. Treasurer's Report:

May Financial Reports: The May financials were tabled until the next meeting. The financials were not sent to the board prior to the meeting.

V. Managers Report

~ Ms Dufresne reported Cox Cable contractors hit an irrigation line along the wall on Nanda. Will Evenchik fixed the leak. The line has not been buried and Ms Dufresne will have the landscapers do that on their next visit. Ms Dufresne tried to contact the supervisor for the crew that broke the line however she was unsuccessful in getting him to return her call. During the discussion it was suggested that signs be out near the entrances to let contractors know the streets are private and to be aware any damages will be billed to the contractor.

~ Kim Evenchik asked that the parking be on the agenda as a discussion point. She noted that the cars are parked appropriately. Gayle Blair has been monitoring the parking in the evening and has a report.

~ Ms Dufresne presented a Rental Request from Lot 19-C1. The owners daughter is occupying the home and is going away to the Peace Corp for two years. They don't want to leave the house empty for that long. After a brief discussion Jeannie Tucker made a motion which was seconded by Kim Evenchik to approve the rental for two years provided they have a local management company managing the property. the motion passed unanimously. Andy Pezzulo has a sample of the agreement that was drawn up for the last request and will send it to Ms Dufresne.

~ The Creekside website has been updated.

VI. Old Business:

ARC Request Lot 56-C1- Awning over the garage. After a brief discussion Jeannie Tucker reported after reviewing the additional information on the submittal, it falls within

the guidelines. Jeannie Tucker then made a motion to approve the Awning over the garage which was seconded by Andy Pezzulo, hearing no objections the motion passed.

VII. New Business:

At this time the meeting was adjourned due to the news of Gayle Blair's passing.

VIII. Next Meeting:

The next meeting will be held August 9th at the JCC. The meeting will start at 6:30pm.

IX. Adjournment

There being no further business, the meeting was adjourned at 7:15 pm.

Respectfully Submitted,

Charlene Dufresne
Copper Rose Community Management,
For the Creekside I & II Homeowners Association



By the Board of Directors _____

Creekside I & II Homeowners Association
August 09, 2018
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on August 09, 2018 at The JCC 3800 E River Road, in the library. Board Members present were Jeannie Tucker, Andy Pezzulo, and Kim Evenchik which constituted a quorum. Kim Evenchik's guests were Diane Galloway and Thomas Peercy. Charlene Dufresne represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

President Jeannie Tucker called the meeting to order at 6:37 pm.

II. Homeowner Concerns:

~Kim Evenchik brought into discussion there is a homeowner on Catalina that has 4 dogs. They are often off leash and can be aggressive. During the discussion about dogs the section in the CC&Rs was read and it was noted the CC&Rs are vague and misleading. If the board were to take action against this homeowner they would need to take action against anyone in the neighbor hood that had more than 2 animals. It would be impossible to know who had more than 2 animals. The recommendation was to call Pima animal control and report the dogs if they are vicious or off leash.

~Kim Evenchik brought into discussion the Herbicides the landscaping company uses for weed control. The contract states they will spray for weeds. During the discussion it was noted there are several non chemical options. She will research and let the board know what they are. Ms Dufresne will contact the landscaping company to see if there is something else they can use and how much it will cost the association.

III. Acceptance of Minutes

~The June meeting minutes were presented. Andy Pezzulo wanted the minutes to reflect that he did not agree that Mr. Weaver was aggressive or threatening. Jeannie Tucker made a motion which was seconded by Andy to approve the minutes as corrected. The motion passed.

IV. Financial Report:

~May Financial Reports: The association at the end of May had \$402,672.04 in total assets; \$60,097.33 in Checking and the rest in various CD's and Money Market fund. Expenses were normal with the exception of the insurance which was higher than normal due to additional payment. This put the association over budget \$1,500 over budget for the month, however the association is still under budget for the first 5 months of the year..

~June Financial Reports: The association at the end of June had \$409,227.10 in total assets; \$63,396.61 in Checking and the rest in various CD's and Money Market fund. Expenses for the month were normal. The association remains under budget for the first 6 months of the year.

~July Financial Reports: The association at the end of July had \$413,532.66 in total assets; \$64,473.84 in Checking and the rest in various CD's and Money Market fund. Expenses for the month were normal. The association remains under budget for the first 7 months of the year..

Managers Report

~ Ms Dufresne reported she had received a complaint from Kim Evenchik that the courtesy notice was to threatening. Ms Dufresne reviewed the letter and made some changes. Part of the reason Kim Evenchik felt was threatening was the part that stated if it was taken care of they could be subject to fines. Ms Dufresne this is part of the new statues for Arizona and the attorneys have stated it needs to be in the letter to alert people there is the possibility of sanctions if not corrected. Ms Dufresne presented the revised letter which puts the required verbiage as a foot note at the bottom of the letter and the language in the letter is 'softer'. After reading the new letter Jeannie Tucker asked that it not read 'eastside', but rather 'midtown'. Ms Dufresne will change it in the letter. She also stated that she will no longer send any tree notices out unless the trees in question are interfering with the common area; streets or sidewalks.

~ During the discussion of trees Andy Pezzulo brought to the boards attention it was time to have the backside of Creekside 2 cleaned out by the landscapers. Ms Dufresne will get a bid.

~ Ms Dufresne reported the employees that are doing the site visit are also checking to see if the ARC violations are completed. If they are they are being marked Closed. This will make it easier for the November re-inspection. She also noted some of the garage doors are in bad shape. This will be addressed in the ARC walk through not the regular site inspections.

V. Old Business:

~Kim Evenchik brought into discussion Gayle Blair's parking report. Ms Dufresne suggested putting her email report in the minutes. Her report was as follows:

I've been going around our property in the mornings and at sunset to complete my survey of vehicles/their license plate # in all common area parking lots. A couple homeowners have come up to me making inquiry into what I'm doing. Kim Barkman rode up on her bike one morning and actually blessed me for doing this. Her concern was that older folks visiting her did not have any space to park in common parking when they come to visit on the weekends/holidays. It is physically challenging for them to walk any distance. I told her we all had an issue on weekends and holidays if common area parking fills up before our people arrive. It's one of those life issues to work out as you encounter. In her case, drive the older folks car to her front gate, let them out and the younger person park the car in the closest available parking area. Independent of her concern, I'm not finding any major violations. There are plenty of parking spaces available and all vehicles parked have current registrations. We still have the issue of several "dealer" license plates on vehicles parked on Catalina (on an average, three vehicles at a time).

VI. New Business:

~ ARC Request Windows-Laton The request was reviewed. Jeannie Tucker made a motion which was seconded by Kim Evenchik to approve the windows. The motion passed.

~ ARC Request Windows and Door-Thompson. The request was reviewed. Jeannie Tucker made a motion which was seconded by Kim Evenchik to approve the windows. The motion passed.

~ Elect Treasurer- With Gayle Blair's passing there is not currently a treasurer for the association. During the discussion everyone stated they do not have the time to devote to this job. Ms Dufresne stated the board receives the financials every month. Ms Dufresne is willing to read the numbers into the minutes provided the board look at the financials and report anything that they have questions with, therefore the board will act as treasurer until another board member can be appointed.

~ Andy Pezzulo reported there is an area in the street at Nandina and Haven that is showing signs of alligating. He also noted there are a few other areas that are suspect. Ms Dufresne will set a time with Andy to survey the streets.

VII. Next Meeting:

The next meeting will be held September 13th at the JCC. The meeting will start at 6:30pm.

VIII. Adjournment

There being no further business, the meeting was adjourned at 8:10 pm.

Respectfully Submitted,

Charlene Dufresne
Copper Rose Community Management,
For the Creekside I & II Homeowners Association



By the Board of Directors _____

Creekside I & II Homeowners Association
October 11, 2018
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on October 11, 2018 at The JCC 3800 E River Road, in the library. Board Members present were Jeannie Tucker, Andy Pezzulo, which constituted a quorum. Homeowners present were Joe Swinson and Doreen Hagerman Charlene Dufresne represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

President Jeannie Tucker called the meeting to order at 6:30 pm.

II. Homeowner Concerns:

~Joe Swinson brought into discussion parking issues are on the rise. The discussion included there are several owners who don't park in their garage and make it almost impossible for guests to visit because the parking areas are filled with homeowner cars, there are no handicap spots and no one is policing the parking on the streets or lots.

After discussing alternatives it was suggested that a parking committee be formed to determine the areas where parking is an issue, come up with a solution to the problem and then the committee can present their findings to the board. **Jeannie Tucker made a motion which was seconded by Andy Pezzulo to form a committee and authorize Ms Dufresne to come up with the scope of what the board would ask of the committee for the board to approve. She will then recruit members for the committee. Hearing no objections the motion passed.**

Joe Swinson also inquired if the vacancy will be filled on the board. The board stated they had no one come forward. They are still able to conduct business however both members must be present to have quorum.

III. Acceptance of Minutes

~The August meeting minutes presented. **Andy Pezzulo made a motion which was seconded by Jeannie Tucker to approve the minutes as presented. The motion passed.**

IV. Financial Report:

~August Financial Reports: The association at the end of August had \$415,185.15 in total assets; \$62,853.50 in Checking and the rest in various CD's and Money Market fund. Expenses were normal, although water remains higher due to the heat. The association is still under budget, \$5,287.24, for the first 8 months of the year.

~September Financial Reports: The association at the end of June had \$420,776.54 in total assets; \$65,253.06 in Checking and the rest in various CD's and Money Market fund. Expenses for the month were normal. The pool has been used a lot and Ms Dufresne had to order keys, due to new people wanting to use the pool. The association continues to remain under budget for the year.

Managers Report

~ Ms Dufresne presented the draft budget for 2019. She arrived at the numbers by taking July's year to date, dividing by 7 and multiplying by 12 months for an average number to start with. The board went through each item on the proposed budget and

made 4 changes based on the discussion. **Jeannie Tucker then made a motion which was seconded by Andy Pezzulo to approve the 2019 budget as amended. The motion passed.**

~ Ms Dufresne reported she has had an inquiry about Vacation Rentals and if they are allowed. She checked with the attorney who said if the owner is grandfathered in by the amendment they are allowed to use their home as a vacation rental, however if they are granted a waiver by the board as a non grandfathered in homeowner to rent their home, they cannot.

~Code of Conduct- Ms Dufresne presented a boilerplate Code of Conduct for homeowners and board members from Attorney Phil Brown. Due to the controversies of the past year the board would like to adopt a code of conduct for the association. They will look it over and have suggested changes for the next meeting.

V. Old Business:

~Paving evaluation- Ms Dufresne has received a bid for some repairs that need to be done. The bid was sent to the board and it is \$4,372.98 for 1541 Square foot of repairs to be done. Jeannie Tucker inquired if this included the areas that have pulled away from the curb. Ms Dufresne will find out.

~There is a pool light in the NW corner of the pool area that is broken, and another that the base is out of the pillar. Ms Dufresne will get someone to fix it. There are also some lights bulbs that have burnt out. Andy will get some LED Bulbs and change them out.

~There is still some dumping going on at the end of Greenlee. Ms Dufresne will ask the county for some more No Dumping signs.

VI. New Business:

~ ARC Request Paint- Serrano- The request was reviewed. The paint color is on the approved list. **Jeannie Tucker made a motion which was seconded by Andy Pezzulo to approve the paint request. The motion passed.**

VII. Next Meeting:

The next meeting will be held November 8th at the JCC. The meeting will start at 6:30pm.

VIII. Adjournment

There being no further business, the meeting was adjourned at 8:05 pm.

Respectfully Submitted,

Charlene Dufresne
Copper Rose Community Management,
For the Creekside I & II Homeowners Association



By the Board of Directors _____

Creekside I & II Homeowners Association
November 08, 2018
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on November 08, 2018 at The JCC 3800 E River Road, in the library. Board Members present were Jeannie Tucker, Andy Pezzulo, which constituted a quorum. Homeowners present were Martha Martin, Betsy Dunlap and Susan Amy. Charlene Dufresne represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

President Jeannie Tucker called the meeting to order at 6:45 pm.

II. Appoint new Board Member:

Martha Martin was present and informed the board she was willing to serve on the board until the annual meeting in March. Andy Pezzulo made a motion which was seconded by Jeannie Tucker to appoint Martha Martin to the board. Hearing no objections the motion passed.

III. Homeowner Concerns:

~Lot 013-C1, 4419 E. Kleindale Road has submitted a written request to have the large tree in the common area on the east side of her yard evaluated. She believes the roots are raising the pavers in the rear yard. Ms Dufresne will have it evaluated.

IV. Acceptance of Minutes

~The October meeting minutes were presented. **Jeannie Tucker made a motion which was seconded by Andy Pezzulo to approve the minutes as presented. The motion passed.**

V. Financial Report:

~October Financial Reports: The association at the end of October had \$424,015.96 in total assets; \$62,200.18 in Checking and the rest in various CD's and Money Market fund. Expenses were normal, although water remains high. The association is still under budget, \$9,716.24, for the first 10 months of the year. **Jeannie Tucker made a motion which was seconded by Andy Pezzulo to approve the October financials as presented. The motion passed.**

Managers Report

~ Ms Dufresne reported the first meeting of the parking committee went well and they came up with a plan to document the areas that have issues. Once the data is collected they will make recommendations to the board as to how to solve the issues.

~ Code of Conduct- Ms Dufresne gave Martha Martin a copy of the boilerplate code of conduct and this item was tabled until the next meeting.

~ Paving answers- Ms Dufresne contacted Craig at Sunland Asphalt and asked about the areas that are next to the curbs where the paving is pulling away. The stated those areas will be addressed when the crack fill is applied. The current work to be addressed is the areas where alligatoring is occurring. **Jeannie Tucker made a motion which**

was seconded by Andy Pezzulo to approve the Sunland bid for \$4,372.98 for 1541 Square foot of repairs. The motion passed.

VI. Old Business:

~Cactus disappearing- The golden barrel cactus are still disappearing around the neighborhood. During the discussion the following items were discussed:

- Putting a Micro chip on the cactus. What it would cost and who would track
- Asking people to get surveillance cameras
- Installing signs that show a camera and cameras are in use.

Jeannie Tucker then made a motion which was seconded by Andy Pezzulo to install three signs that say Cameras are in use. The motion passed.

VII. New Business:

~ ARC Request Solar- Susan Shine- The request was reviewed. **Jeannie Tucker made a motion which was seconded by Andy Pezzulo to approve the Solar panel request. The motion passed.**

~ ARC request Music Room- Betsy Dunlap. The Board reviewed the plans. Susan Amy the next door neighbor was present and vigorously opposed the addition. She stated it will totally take away what little view she has. After the lengthy discussion **Jeannie Tucker made a motion which was seconded by Andy Pezzulo to have Betsy Dunlap have her contractor set up site poles to better evaluate the impact on Susan Amy. The motion passed.** Betsy Dunlap will have her contractor set up site poles and the board will meet on site.

~ ARC Request Paint-Andy Pezzulo- The paint color for the outside walls and garage door is on the approved list. **Jeannie Tucker made a motion which was seconded by Martha Martin to approve the paint request. The motion passed.**

~ ARC Request Paint-Cameron Robinson- The paint color for the outside walls and gate is on the approved list. **Jeannie Tucker made a motion which was seconded by Martha Martin to approve the paint request. The motion passed.**

~ ARC Request Paint-Kathy Fejes- The paint color for the outside walls and gate is on the approved list. **Jeannie Tucker made a motion which was seconded by Martha Martin to approve the paint request. The motion passed.**

VIII. Next Meeting:

The next meeting will be held December 13th at the JCC. The meeting will start at 6:30pm.

IX. Adjournment

There being no further business, the meeting was adjourned at 8:00 pm.

Respectfully Submitted,

Charlene Dufresne
Copper Rose Community Management,
For the Creekside I & II Homeowners Association



APPROVED

By the Board of Directors _____

Creekside I & II Homeowners Association
December 13, 2018
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on December 13, 2018 at The JCC 3800 E River Road, in the library. Board Members present were Jeannie Tucker, Andy Pezzulo, and Martha Martin which constituted a quorum. Homeowners present were Lynn and John Pineiro. Charlene Dufresne represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

President Jeannie Tucker called the meeting to order at 6:30 pm.

II. Homeowner Concerns:

~No concerns at this time

III. Acceptance of Minutes

~The November meeting minutes were presented. **Jeannie Tucker made a motion which was seconded by Andy Pezzulo to approve the minutes as presented. The motion passed.**

IV. Financial Report:

~November Financial Reports: The association at the end of October had \$424,844.52 in total assets; \$50,747.11 in Checking and the rest in various CD's and Money Market fund. Expenses were normal, and under budget for the month. The association remains under budget, \$10,998.20, for the first 11 months of the year. **Martha Martin made a motion which was seconded by Jeannie Tucker to approve the November financials as presented. The motion passed.** Martha Martin requested the 2019 budget be sent to her.

V. Managers Report

~ Ms Dufresne reported the parking committee has disbanded. There was one thing that was clear from the information discussed is the need for a handicap parking space at the east end of Bull Rush. She requested permission to install a sign. The board approved of the idea and a sign will be installed.

~ The signs are done and Ms Dufresne requested the locations for the signs. Martha Martin will mark the spot on the west side, one in the median and the one on the east side will also be marked.

~ Code of Conduct- The boilerplate code of conduct was tabled until the next meeting.

~ Paving Dates- Ms Dufresne reported the asphalt repairs will be done the week before Christmas. An email notice will go out.

VI. Old Business:

~031-C1 4419 Kleindale tree issue- **Martha Martin made a motion which was seconded by Andy Pezzulo to Remove the Tree. The motion passed.**

~ It is time for the ARC Walk. Martha Martin would like to go. She will let Jeannie and Ms Dufresne know what day in January she can go.

VII. New Business:

- ~ Light on Creekside Sign- Martha Martin reported the light that shines behind the Creekside Sign is out. Ms Dufresne will have Dave Merritt look at it.
- ~ Martha inquired who had the 3 ring binder she had when she was president. It may be Billy. Ms Dufresne will make some phone calls to try and locate it.
- ~ Next door website was discussed. Everyone present was not in favor of signing up for it. The site gives too much exposure for the neighborhood and is not a secure site.
- ~Andy Pezzulo reported the area between Creekside and Hacienda del Rio needs to be cleaned out again.

VIII. Next Meeting:

The next meeting will be held January 10th at the JCC. The meeting will start at 6:30pm.

IX. Adjournment

There being no further business, the meeting was adjourned at 7:40 pm.

Respectfully Submitted,

Charlene Dufresne
Copper Rose Community Management,
For the Creekside I & II Homeowners Association



By the Board of Directors _____