

# Creekside Homeowner's Association

## Board of Directors

## Meeting Minutes

2019

January 10, 2019

February 14, 2019

April 11, 2019

May 09, 2019

June 13, 2019

July 11, 2019

August 08, 2019

September 12, 2019

October 24, 2019

November 14, 2019

December 12, 2019

Creekside I & II Homeowners Association  
January 10, 2019  
Board of Directors Meeting  
Minutes

A meeting of the Board of Directors was held on January 10, 2019 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. There were no Homeowners present. 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 December meeting minutes were presented. **Jeannie Tucker made a motion which was seconded by Martha Martin to approve the minutes as presented. The motion passed.**

**IV. Financial Report:**

~December Financial Reports: The association at the end of December had \$434,171.99 in total assets; \$66,750.58 in Checking and the rest in various CD's and Money Market fund. Expenses were normal, and under budget for the year. The association remains under budget, \$14,914.83, for the year. **Martha Martin made a motion which was seconded by Jeannie Tucker to approve the December financials as presented. The motion passed.**

Ms Dufresne brought the current CD rates. They are finally over 2%. During a lengthy discussion it was decided that Martha Martin will prepare a spread sheet with the CD's, when they expire and her recommendation on the purchase of the CD's

**V. Managers Report**

~ Ms Dufresne reported the "Camera" signs have been installed.

~ Code of Conduct- The boilerplate code of conduct was tabled until the next meeting. Everyone will send MS Dufresne their changes and she will incorporate them into the document.

~ Paving Done- Ms Dufresne reported the asphalt repairs have been done. The payment will come out of the Money Market.

**VI. Old Business:**

~031-C1 4424 Kleindale tree issue- Ms Dufresne had Danny at Made in the Shade Tree Service look at the tree and submitted a bid. There is also a tree at 4419 that should be removed, and she has received a request from 4430 to remove the Acacia Tree due to the mess. If the trees are all done at the same time it will save money. The board will look at the trees in question and make a decision at the next meeting.

~ Light on Creekside Sign- Ms Dufresne reported Dave looked at the lights and changed out the battery. Martha Martin stated they worked for a day or two and then went out again. Ms Dufresne will have Dave Merritt look at it again.

**VII. New Business:**

~ ARC Betsy Dunlap Music Room, 3542 N Briarwood- Ms Dunlap has submitted plans for her music Room to be located on the Northern corner of her lot, across from the garage. The board reviewed the plans. **Jeannie Tucker made a motion which was seconded by Andy Pezzulo to approve the plan with the following restrictions: the AC be moved to the side not facing the street and the window in the front be long and narrow to match the existing 'casitas' in the neighborhood. The motion passed.**

~ Martha Martin brought pictures of the restrooms at the pool. They are in need of some updating. The board agreed. Ms Dufresne has a good handy guy, Ron Petri, and she will have him call Martha to obtain a scope of work and a bid.

~ There are a few homes in the neighborhood that are for sale and Andy Pezzulo is concerned that they will be sold as rentals. Ms Dufresne knows the realtors and will make sure they know that the homes cannot be sold as rentals.

**VIII. Next Meeting:**

The next meeting will be held February 14<sup>th</sup> 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



By the Board of Directors \_\_\_\_\_

Creekside I & II Homeowners Association  
February 14th, 2019  
Board of Directors Meeting  
Minutes

A meeting of the Board of Directors was held on February 14, 2019 at The JCC 3800 E River Road, in the library. Board Members present were Andy Pezzulo, and Martha Martin which constituted a quorum. There were no homeowners present. Charlene Dufresne represented Copper Rose Community Management. Business was conducted as follows:

**I. Call to Order:**

The meeting was called to order at 6:30 pm.

**II. Homeowner Concerns:**

No concerns at this time.

**III. Acceptance of Minutes**

~The January meeting minutes were presented. **Martha Martin made a motion which was seconded by Andy Pezzulo to approve the minutes as presented. The motion passed.**

**IV. Financial Report:**

~January Financial Reports: The association at the end of J had \$444,039.93 in total assets; \$18,586.10 in Checking and the rest in various CD's and Money Market fund. Martha questioned the increase to electric for the month of February. Copper Rose will look at the invoices for February and locate the discrepancy and notify the board. **Martha Martin made a motion which was seconded by Andy Pezzulo to approve the January and March financials as presented. The motion passed.**

**V. Managers Report**

~ Code of Conduct- The code of conduct was discussed. The board wants "No Friends" allowed at meetings included where appropriate.

~ Crack Seal- Ms. Dufresne reported the crack seal is the next thing to be done. Craig Pratt from Sunland estimated around \$9,000.00 to do the whole association. Martha Martin made a motion which was seconded by Andy Pezzulo to approve an amount not to exceed \$9,500.00 for crack seal. The motion passed.

**VI. Old Business:**

~Tree removals- After bried discussion about the trees and which ones need to come out. Andy Pezzulo made a motion which was seconded by Martha Martin to take out the trees at 4424 and 4419 Kleindale. The motion passed.

~ Pool Remodel- the board discussed the remodel at the pool. Ms. Dufresne suggested they draft a budget to put it in perspective. The budget is as follows:

\$10,000.00 for roof work  
\$1,500.00 Termite treatment  
\$6,000.00 Remodel Bathroom  
\$10,000.00 Koll Kote Deck  
\$2,500.00 Paint the exterior  
Total: \$30,000.00

**VII. New Business:**

~ Solar light for sign- Martha Martin and Ms. Dufresne figured why the sign was not working. It is not getting enough sunlight. Andy Pezzulo made a motion which was seconded by Martha Martin to have the solar panel moved at a cost not to exceed \$500.00. The motion passed.

**VIII. Next Meeting:**

The next meeting will be held March 14th, 2019 at 6:30pm. The meeting will be held at the JCC.

**IX. 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

Creekside I & II Homeowners Association  
April 11th, 2019  
Board of Directors Meeting  
Minutes

A meeting of the Board of Directors was held on April 11th, 2019 at The JCC 3800 E River Road, in the library. Board Members present were Andy Pezzulo, and Martha Martin which constituted a quorum. Nan was present as a homeowner. Charlene Dufresne and Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

**I. Call to Order:**

The meeting was called to order at 6:31 pm.

**II. Homeowner Concerns:**

Nan discussed concerns with property value and parking. She discussed information provided during parking walk-through and identified areas of high, medium, and low usage areas. During Architectural walk-through Char may have identified areas where additional parking spaces can be added. A special meeting will be scheduled to address parking specifically. A notice to the homeowners will be sent for volunteers for a Parking Committee. Also, there are 3 cars parked with expired tags that need to be tagged and towed.

**III. Acceptance of Minutes**

~The February meeting minutes were presented. **Andy Pezzulo made a motion which was seconded by Martha Martin to approve the minutes as presented. The motion passed.**

**IV. Financial Report:**

~March Financial Reports: The association at the end of March had \$448,651.11 in total assets; \$16,305.74 in Checking and the rest in various CD's and Money Market fund. Martha questioned the increase to electric for the month of February. Copper Rose will look at the invoices for February and locate the discrepancy and notify the board. **Martha Martin made a motion which was seconded by Andy Pezzulo to approve the February and March financials as presented. The motion passed.**

**V. Managers Report**

~ Code of Conduct- The code of conduct was discussed. Holly will finalize the Code of Conduct and send to the board for approval.

~ ARC Walk results- Char and Martha have 1 more walk-through to complete. The response from homeowners and property management companies regarding the letters received have been positive. Andy suggested including approved paint colors with the letters. Copper Rose will include this information in letters going forward.

**VI. Old Business:**

~Tree removals- The tree removals are completed.

~ Pool Bathroom update- Pool Bathroom update will be completed. Also, discussed options for roof over pool area. Discussed metal vs. roofing. Char will reach out to see if an aerial photo of the roof can be taken so we can discuss best next steps going forward.

**VII. New Business:**

- ~ Solar light for sign- Dave will be moving the sign next week. We will also fix the wiring in the pool area.
- ~ Palm Trees- Martha discussed concerns with Palm Tree debris. Char advised must wait until buds to bloom before trimming.
- ~ Seal Coat- This is to be completed during warmer weather. Char suggested around June will call Craig put the association on schedule for Seal Coat.
- ~ Website- Andy suggested changes to the website to make the PDF's uploaded searchable. Also making important information such as; paint colors, newsletter, and minutes to be brought attention to. Holly will look into changes to the website to be more accessible.
- ~ Newsletter- Martha is working on the Newsletter. Copper Rose will include request for volunteers for a Newsletter Committee along with request for volunteers for Parking Committee. Will include in request that Newsletter should be kept simple; 1-2 pages maximum.
- ~ Rules- Martha requested the original rules to be sent so she can review rules for parking. Holly will send.

**VIII. Next Meeting:**

The next meeting will be held May 9<sup>th</sup>, 2019 at 6:30pm. The meeting will be held at the JCC.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 7:45 pm.

Respectfully Submitted,

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

Creekside I & II Homeowners Association  
May 9th, 2019  
Board of Directors Meeting  
Minutes

A meeting of the Board of Directors was held on May 9th, 2019 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 and Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

**I. Call to Order:**

The meeting was called to order at 6:31 pm.

**II. Homeowner Concerns (2 Minute Maximum):**

Lynn and John received a letter to paint the stucco of their home and wanted clarification. A board member will go by their house and confirm what was seen and will follow up with the homeowner.

**III. Acceptance of Minutes**

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

**IV. Financial Report:**

~April Financial Reports: The association at the end of March had \$451,222.68 in total assets; \$15,227.62 in Checking and the rest in various CD's and Money Market fund. There was a discrepancy in the TEP bills in prior months. Holly explained an invoice for February was not received by TEP therefore the double payment that was made in February for January's invoice resolved the issue. TEP bills going forward will be normal. **Andy Pezzulo made a motion which was seconded by Jeannie Tucker to approve the February and March financials as presented. The motion passed.**

**V. Managers Report**

~ ARC Walk results- Ms Dufresne and Martha Martin completed their walk of the Creekside I & II. Char discussed possible options for additional parking. Andy Pezzulo referenced a parking sign he saw in a nearby community that he believes will be beneficial for the Association. He will take a picture and send to Holly. Holly will contact Budget signs for price quotes.

**VI. Old Business:**

~ Web Site Changes- the Board discussed adding information regarding the parapets. Jeannie and Holly will work together to make changes to the website.

~ Code of Conduct- the Board went through and made final changes. Holly will send out the final draft of the Code of Conduct once completed for signatures at the next meeting.

**VII. New Business:**

~New Towing Contract- Holly will send a termination letter to Dynamic Towing certified mail. Holly has a contract for B & C towing to be signed. B & C Towing will be responsible for moving the towing signs for Dynamic and will replace with their own.



~ New CopperRose Contract- The contract was agreed upon. Jeannie Tucker and Char both signed the contract effective through December 31<sup>st</sup>, 2019. Holly will begin keeping track of exceptions given to homeowners regarding violation letters and will keep available for the Board's review.

~ Parking Survey- Feedback was given to Martha regarding the questions on the survey. Special Parking Committee Meeting was scheduled for June 8<sup>th</sup> at 11am at Copperrose.

~ HOA Community Yardsale- Scheduling will be tabled. Yardsale will occur in the fall.

~ Street Repair- Holly has contacted Pro-core twice regarding status of the street repair with no response. If we do not receive a response, will have the attorney for the Association send a letter to company regarding intent to charge for repair work that is completed. Martha and Andy will forward Holly pictures of the damage.

~ Seal Coating- This is on hold until the street repair is resolved.

~ Pool Project- Char suggested separating the work so more can be accomplished. The hole in the slanted roof is the biggest priority. CopperRose will obtain bids and forward to the Board.

**VIII. Next Meeting:**

The next meeting will be held June 13<sup>th</sup>, 2019 at 6:30pm. The meeting will be held at the JCC.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 8:22 pm.

Respectfully Submitted,

Holly Gordon  
Copper Rose Community Management,  
For the Creekside I & II Homeowners Association

Creekside I & II Homeowners Association  
June 13th, 2019  
Board of Directors Meeting  
Minutes

A meeting of the Board of Directors was held on June 13th, 2019 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. There were no Homeowners present. Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

**I. Call to Order:**

The meeting was called to order at 6:30 pm.

**II. Homeowner Concerns (2 Minute Maximum):**

N/A

**III. Acceptance of Minutes**

~The May meeting minutes were presented. **Martha Martin made a motion which was seconded by Jeannie Tucker to approve the minutes as presented. The motion passed.**

**IV. Financial Report:**

~May Financial Reports: The association at the end of May had \$450,568.98 in total assets; \$18,094.30 in Checking and the rest in various CD's and Money Market fund. **Jeannie Tucker made a motion which was seconded by Andy Pezzulo to approve the May financials as presented. The motion passed.**

**V. Managers Report**

N/A

**VI. Old Business/Ongoing Projects:**

- **Code of Conduct-** The Board signed the Code of Conduct. The signed copy will be uploaded to the website.
- **New Towing Contract-** B&C Towing has replaced Dynamic. It appears Dynamic signs are still up in areas. Holly will e-mail B&C to remove these signs and replace them with theirs.
- **Street Repair-** Procure Construction did come out to repair road issues. Jeannie Tucker suggested having Sunland Asphalt come out and inspect the repair to ensure it was done correctly.
- **Street Coating-** While contacting Sunland will discuss scheduling of sealcoat for roads.
- **Pool Restrooms Update-** Bobby painted the rooms. Tim handled a majority of the small repairs. Tim will paint the exterior of the doors and equipment room. Ask Tim if a stopper can be put on the door so it will not interfere with fresh paint. The flooring will be the next item. The Board voted for the tile that is used at the Copper Rose office. Char will purchase the tile and have Jorge install it. The Board wants dark grout to be used. Jeannie Tucker also suggested contacting a pest control company to do a treatment before flooring is installed.

- **Pool Deck-** This will be the last item done once the Pool Bathrooms and Equipment room is complete.
- **Parking- Committee/Survey-** The Board does not wish to appoint a parking committee at this time. Holly will send an e-mail to Nan Coursey advising there will not be a Committee. The Board requests Nan Coursey can assist will re-drafting the Parking Rules. Holly will also reach out to Phil Brown to get opinions on what and how the rules can be enforced.
- **Website-** Jeannie and Holly will be meeting next to redesign the website to make it more accessible and user friendly.
- **Palm Tree Trimming-** Holly will call to get trimming scheduled.
- **Homeowner Maintenance Letters Update-** 68 letters were sent to Homeowners as a result of the ARC walk. Copper Rose has noted 29 of these matters have been resolved.

**VII. New Business:**

- **Landscape Concerns-** Jeannie suggested a seasonal drive-thru with the landscaper and a Board member to discuss what will be occurring throughout the Association. Holly will have Scott call Jeannie Tucker to schedule. The Board also requested a print out of the suggested maintenance around the Association.
- **Pool Shower Head-** Martha Martin heard the handle of the pool shower is stiff and may need to be replaced. Holly will have Tim Schneider inspect it. Also, a new lockbox is needed for the pool area. Preferably one that fits the pool key. Holly will have a new lockbox purchased. The Board would like to know where the shut-off valves are in the event of an emergency.
- **Welcome Letters/Rentals/Keys-** The Board is concerned with documents in the Homeowner packet. The Board requests a cover page for the rental amendment to make it clear renting is not allowed. The Board requests "new" be removed from the letter and "tenant" given Creekside does not allow renting and/or tenants. Also, the Board would like the Key Policy to be included in the packet. Holly will review with the Resale Department and make the requested changes.
- **Newsletter-** Martha will begin on a new newsletter for the community.
- 

**VIII. Next Meeting:**

The next meeting will be held July 11<sup>th</sup>, 2019 at 6:30pm. The meeting will be held at the JCC.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 7:33pm.

Respectfully Submitted,

Holly Gordon  
Copper Rose Community Management,  
For the Creekside I & II Homeowners Association



APPROVED

By the Board of Directors

Creekside I & II Homeowners Association  
July 11th, 2019  
Board of Directors Meeting  
Minutes

A meeting of the Board of Directors was held on July 11th, 2019 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. Homeowner Elizabeth Goldsmith was present. Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

**I. Call to Order:**

The meeting was called to order at 6:30 pm.

**II. Homeowner Concerns (2 Minute Maximum):**

There was a complaint from a homeowner regarding the neighbor's garage door being kept open.

Also, two homeowners complained about a new homeowner and their dog. Ms. Goldsmith was the owner of the dog and indicated the issue has been resolved.

**III. Acceptance of Minutes**

~The May 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:**

~May Financial Reports: The association at the end of June had \$456,470.22 in total assets; \$20,323.18 in Checking and the rest in various CD's and Money Market fund. **Jeannie Tucker made a motion which was seconded by Andy Pezzulo to approve the June financials as presented. The motion passed.**

~GL1123 has expired. The CD was closed and the money has been put into the Reserve Account GL1113 until a decision on a new CD has been made. GL1122 10 day grace period will expire on 07/18/2019. Holly will discuss term lengths of the prior CD's and will provide them to the Board and the Board will make a decision on new CD.

**V. Managers Report**

N/A

**VI. Old Business/Ongoing Projects:**

- **Landscape Concerns-** Holly reached out to Scott with La Primavera Landscape and Dan Crosby with Made in the Shade. Both will be in contact with Jeannie to arrange a combined walkthru/drivethru of the community to create a schedule on upcoming work
- **Bathroom Renovations-** Tim Schneider has painted the exterior of the doors Pelican Brown. He will be going back for some touch-ups. Char will be ordering tile for the bathroom and will have Jorge handle install. Tim Schenider will change the signs on the bathroom as well.

- **Website Updates-** Jeannie Tucker and Holly Gordon have been working with GoDaddy and the website has been changed from AllWebCo to GoDaddy. Jeannie Tucker will be going through website to check that move was successful. Once complete, both will begin making changes and corrections to make website more functional and user friendly.
- **Resale Documents-** CopperRose has made the requested changes to Welcome Letter and Homeowner Contact Form. The Key policy and a cover letter to the Rental Amendment will now be included.

**VII. New Business:**

- **B&C Signage-** B&C Towing has a \$10.00 per sign charge to replace Dynamic Signs with their own signs and they suggest Creekside I needs about 14-15 signs. Martha Martin made a motion for B&C to replace the signage and send a bill to the Association. The motion was seconded by Jeannie Tucker. The motion was passed. Holly will reach out to B&C and ask if they can leave Dynamic signs so Association can re-use them.
- **Parking Suggestions-**The Board reviewed Nan Coursey's Parking Proposal. After much discussion and also review of Phil Brown's office suggestions the Board has decided not to proceed with the proposal. The Board will work on clarifying and further defining the current parking rules that are in place. Jeannie Tucker made a motion to begin working on amending the current Rules and Regulations. Martha Martin seconded the motion. The motion passed.

**VIII. Next Meeting:**

The next meeting will be held August 8th<sup>th</sup>, 2019 at 6:30pm. The meeting will be held at the JCC.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 7:39pm.

Respectfully Submitted,

Holly Gordon  
Copper Rose Community Management,  
For the Creekside I & II Homeowners Association



APPROVED

By the Board of Directors

Creekside I & II Homeowners Association  
August 8th, 2019  
Board of Directors Meeting  
Minutes

A meeting of the Board of Directors was held on July 11th, 2019 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. Homeowner Elizabeth Goldsmith was present. Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

**I. Call to Order:**

The meeting was called to order at 6:31 pm.

**II. Homeowner Concerns (2 Minute Maximum):**

There was an ARC received for 4412 E. Caladium. The Board would like to complete a drive-thru of the home to confirm the location prior to accepting.

**III. Acceptance of Minutes**

~The July meeting minutes were presented. **Martha made a motion to approve the minutes pending an amendment to the Manager's Report. Holly will send the amendment of minutes via e-mail for the minutes to be approved at the next meeting.**

**IV. Financial Report:**

~July Financial Reports: The association at the end of June had \$456,945.13 in total assets; \$16,774.48 in Checking and the rest in various CD's and Money Market fund. **Martha Martin made a motion which was seconded by Andy Pezzulo to approve the July financials as presented. The motion passed. Martha Martin and Jeannie Tucker signed the signature cards for the new CD at CAB.**

**V. Managers Report**

Update on Walk-Throughs- Holly has continued to receive completion responses from homeowners regarding the ARC Letters and subsequent letters from monthly site visits. The Board discussed sending a thank you flyer to those homeowners that have fixed the violations.

**VI. Old Business/Ongoing Projects:**

- **Bathroom Renovations-** Martha will purchase new signs for the bathroom exterior. Holly will be reaching out to Tim Schneider to meet with Martha to discuss items still remaining. We need to ensure tile installer puts in a kickplate. Holly will continue to reach out to Jorge to get the tile install scheduled.
- **Website Updates-** The website for the Association is officially and completely moved over to Godaddy for the domain. Holly will begin making changes to the website and will be sending to the Board.
- **B&C Signage-** Signage will be placed tomorrow, August 9<sup>th</sup>.
- **Landscape Concerns-** Jeannie completed a drive-thru of the community with Scott. She is still pending a meeting with Danny with Made in the Shade. Holly will reach out to Danny again as a reminder to touch base with Jeannie. Previously Creekside split the cost of a Common Area clean-up with the neighboring

Association; Hacienda Del Rio. Holly will speak to the manager of Hacienda Del Rio to review it with their Board.

- **Street Updates** – The Board reviewed the bid received from Sunland Asphalt for \$21,982.98. The Board requests a bid from Bates for comparison.
- **Rules; Definitions; Reformatting**- Holly will send Martha Martin a copy for the current Rules and Regulations to begin suggested changes.
- **Grates for the Gates**- Upon review of photographs of various gates throughout the community, going forward the Board will be approving ARC Requests regarding grates similar to those currently in place for a uniform look.
- **Creekside Solar Sign**- Holly will reach out to Dave Merritt to move the charging unit.
- **Fire Department**- Andy wants to complete another walk-thru with a fire chief.
- **HOA Community Yard Sale**- This is tabled until a later date.

**VII. New Business:**

- **New resident at 3460 N. Catalina**- The occupant of the home has put cinder blocks and cardboard over their front gate. Holly will look into if this residence is allowed to have rentals and discuss the violations with the homeowner.
- **CenturyLink 4455 & 4461**- The roads in this area are marked as if additional street work is going to be done and there are concerns with damage to roads after they were at the Association the last time. Holly will reach out to see if there is any pending work to be done.

**VIII. Next Meeting:**

The next meeting will be held September 12<sup>th</sup>, 2019 at 6:30pm. The meeting will be held at the JCC.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 8:17pm.

Respectfully Submitted,

Holly Gordon  
Copper Rose Community Management,  
For the Creekside I & II Homeowners Association



By the Board of Directors

*Martha Martin*

Creekside I & II Homeowners Association  
September 12th, 2019  
Board of Directors Meeting  
Minutes

A meeting of the Board of Directors was held on July 11th, 2019 at The JCC 3800 E River Road, in the library. Board Members present were Andy Pezzulo, and Martha Martin which constituted a quorum. Jeannie Tucker was absent. No homeowners were present. Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

**I. Call to Order:**

The meeting was called to order at 6:24 pm.

**II. Homeowner Concerns (2 Minute Maximum):**

There was an ARC request received from Martha Martin to construct a porch. Andy Pezzulo reviewed the plans and request and approved it. Holly Gordon will e-mail the request to Jeannie Tucker as well.

**III. Acceptance of Minutes**

~The August meeting minutes were presented. **Andy Pezzulo made a motion to approve the minutes. Martha Martin 2<sup>nd</sup> the motion. The motion passed.**

**IV. Financial Report:**

~July Financial Reports: The association at the end of June had \$462,813.18 in total assets; \$18,959.50 in Checking and the rest in various CD's and Money Market fund. **Martha Martin made a motion which was seconded by Andy Pezzulo to approve the August financials as presented. The motion passed. Martha Martin suggested the new CD's approaching maturity to be rolled over.**

**V. Managers Report**

Update on Walk-Throughs- The response from the original ARC walk-thru letters have lessened but Holly Gordon is still receiving some response from homeowners from letters. 28 letters were sent from the August site visit. Holly Gordon will review the current fine policy for implementation.

**VI. Old Business/Ongoing Projects:**

- **Bathroom Renovations-** Jeff Metzger completed the tile installation for both bathrooms. He also repaired the tile in the shower area.
- **Website Updates-** Martha Martin and Andy Pezzulo approved payment to Holly to come in on a Saturday and work on the website.
- **Landscape Updates-** Jeannie Tucker was not presented therefore this item was tabled.
- **Street Updates –** The Board has reviewed and approved Bates bid for seal coating. Martha Martin and Andy Pezzulo signed the proposal. Holly Gordon will send over to Bates. Holly will also check to see if Bates can/will repaint Fire Lanes throughout community.
- **Palm Tree Trimming-** Dan with Made in the Shade was notified the proposal was approved by the Board and indicated work could be completed on the 2<sup>nd</sup> or 3<sup>rd</sup> week of September.



- **Solar Panel Sign-** The meter was not reattached and does not appear to be working properly. Dave Merritt will check on the sign when he is at the community.
- **Bathroom Light Sensor-** Holly Gordon reached back out to Dave Merritt and he will be out next week to discuss the installation of the light sensors.
- **CenturyLink-** Holly Gordon has tried several times since the last meeting to contact CenturyLink to confirm if any work is being planned in Creekside and has not received a response. Martha Martin will send a letter to CenturyLink as a concerned homeowner and CC Holly Gordon.

**VII. New Business:**

- **Landscape Responses-** The Board is concerned with the lack of response regarding irrigation issues through the Community. The continued watering of areas with no plants was supposed to be addressed 2-3 months ago and is still ongoing. There is continuous water running down Haven. Holly Gordon will reach out to Chip with La Primavera to discuss such concerns.
- **Fire Lane Repainting-** Holly Gordon will await a response from Bates to see if they are able to repaint the fire lanes. If they are not, Holly will obtain bids to see the cost of the project.

**VIII. Next Meeting:**

The next meeting will be held October 10th, 2019 at 6:30pm. The meeting will be held at the JCC.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 7:12pm.

Respectfully Submitted,

Holly Gordon  
Copper Rose Community Management,  
For the Creekside I & II Homeowners Association



By the Board of Directors \_\_\_\_\_

Creekside I & II Homeowners Association  
October 24th, 2019  
Board of Directors Meeting  
Minutes

A meeting of the Board of Directors was held on October 24th, 2019 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. Carol Lowe and Marta Coursey were homeowners present. Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

**I. Call to Order:**

The meeting was called to order at 6:30 pm.

**II. Homeowner Concerns (2 Minute Maximum):**

Carol Lowe is concerned about the house at 4425 Caladium. There are dead trees in the backyard that could constitute a fire hazard. The Board suggests she reach out to the fire department to report this.

**III. Acceptance of Minutes**

~The September meeting minutes were presented. **Martha Martin made a motion to approve the minutes. Jeannie Tucker 2<sup>nd</sup> the motion. The motion passed.**

**IV. Financial Report:**

~September Financial Reports: The association at the end of June had \$465,524.69 in total assets; \$17,724.80 in Checking and the rest in various CD's and Money Market fund. **Jeannie Tucker made a motion which was seconded by Martha Martin to approve the August financials as presented. The motion passed.** Martha Martin requests statements from the banks in addition to the bank records Copper Rose supplies.

**V. Managers Report**

~Holly Gordon provided Manager's Report to Board Members. September and October has several ongoing projects. Holly Gordon spoke to Bates on several occasions to get the Seal Coat scheduled. Dave Merritt was contacted to inspect the Solar Light. 3 separate towing companies were called requested proposals with no response received. Holly will continue looking. Site visit was completed and violation letters sent accordingly. Vail Plumbing has continued to be contacted for updates were Pool Shower. Seal Coat notices were e-mailed to the Community on the 22<sup>nd</sup> of October.

**VI. Old Business/Ongoing Projects:**

- **Bathroom Renovations-** Martha Martin met with Ivan, a handyman that will provide a proposal for the remaining items in the Pool Bathrooms.
- **Website Updates-** Most changes have been implemented. The Welcome Letter will be updated to show Holly Gordon's name.
- **Landscape Updates-** Jeannie Tucker noted leaks were discussed during her drive-thru of the community with Scott with La Primavera. She has continued contact with Ward III about the drainage ditch and areas are looking improved. Made in the Shade has submitted a proposal for \$6,720 to address trees throughout the community. **Jeannie Tucker made a motion to approve the Made in the Shade Bid. Andy Pezzulo seconded the motion. The motion passed.**

- **Palm Tree Trimming-** This was completed in September.
- **Solar Panel Sign-** Dave Merritt believes there is an issue with the battery or meter on the solar light. Jeannie Tucker will provide information for a solar company to come inspect the sign.
- **Bathroom Light Sensor-** Martha Martin is concerned the bathroom light sensors are not working properly. Dave Merritt inspected the lights and said they are working.
- **Landscape Responses-** Holly has had conversations with both Scott and Chip with La Primavera. The Board felt landscaping issues and/or requests were being ignored. It has been decided that any phone call made with a request will be followed up by an e-mail to both Scott and Chip. Expectations of responses were discussed as well. Scott or Chip will notify Holly when an issue is resolved so she can report can to the Board.
- **Fire Lane Painting-** Holly Gordon will be meeting with Nathan's Handyman Service to obtain a bid to re-paint the fire lanes through the community.

**VII. New Business:**

- **Street Updates –** Bates has scheduled Seal Coating for the 5<sup>th</sup>, 7<sup>th</sup>, and 12<sup>th</sup> to be broken up by the Map provided. A flyer/postcard should be sent to homeowners to notify. Security should be obtained for entrances during the dry time.
- **Common Area Clean-up-** Hacienda Del Rio is meeting tonight to vote to approve the clean-up between Hacienda and Creekside. The Board requests bids for clean-up be obtained for the South side wall of Creekside II. Andy Pezzulo offered to take pictures of these areas.
- **ARC Request-** Martha Martin submitted an ARC request for 099-C1 for a perforated steel cover for the front gate. Jeannie made a motion to approve the ARC request. Andy Pezzulo 2<sup>nd</sup> the motion. The motion passed.

**VIII. Next Meeting:**

The next meeting will be held November 14th, 2019 at 6:30pm. The meeting will be held at the JCC.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 8:36pm.

Respectfully Submitted,

Holly Gordon  
Copper Rose Community Management,  
For the Creekside I & II Homeowners Association



By the Board of Directors \_\_\_\_\_

Creekside I & II Homeowners Association  
November 14th, 2019  
Board of Directors Meeting  
Minutes

A meeting of the Board of Directors was held on November 14th, 2019 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. No homeowners present. Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

**I. Call to Order:**

The meeting was called to order at 6:29 pm.

**II. Homeowner Concerns (2 Minute Maximum):**

No homeowners were present.

**III. Acceptance of Minutes**

~The October meeting minutes were presented. **Martha Martin made a motion to approve the minutes. Jeannie Tucker 2<sup>nd</sup> the motion. The motion passed.**

**IV. Financial Report:**

~October Financial Reports: The association at the end of October had \$468,755.22 in total assets; \$16,727.88 in Checking and the rest in various CD's and Money Market fund. **Jeannie Tucker made a motion which was seconded by Martha Martin to approve the October financials as presented. The motion passed.**

**V. Managers Report**

~Holly Gordon provided Manager's Report to Board Members. During most of October there was a number of calls and e-mails from homeowners regarding the upcoming paving project. Notices were hung on homeowners gates regarding paving. Multiple towing companies were called in attempts to obtain towing contracts. Holly also reached out to handymen to obtain bids to repaint fire lanes.

**VI. Old Business/Ongoing Projects:**

- **Bathroom Renovations-** Martha Martin met with Ivan, a handyman that replaced the closing mechanisms on the bathroom doors. Holly Gordon will check prior invoices to determine if the original replacements could be returned.
- **Creekside Solar Sign-** Holly Gordon is awaiting a contact with a solar company to address the issue with the sign.
- **Fire Lane Painting-** Holly Gordon attempted to meet with a vendor to obtain a proposal to repaint the fire lanes. Unfortunately the vendor did not show. The Board suggested Paint Kings or Wild West Painting to obtain a proposal.
- **Street Updates-** The paving has been completed however, restriping is still pending reschedule due to weather. There was an issue with the entrance of Creekside II with the repaving and Bates has been contacted to address.
- **Common Area Clean-up-** Holly Gordon provided a map of the community to Board Members to identify the 4 areas in which is being discussed to maintain. The Board of Directors requested confirmation on ownership of these areas in order to proceed with obtaining proper proposals for cleaning.

**VII. New Business:**

- **2020 Budget-** The proposed budget for 2020 was discussed. **Martha Martin made a motion to approve the 2020 budget. Jeannie Tucker 2<sup>nd</sup> the motion. The motion passed.**
- **Vines on properties-** The Board had a lengthy discussion about a prior decision of the Association to remove the catclaw from all properties. Holly Gordon will review prior Association documentation to determine the process of handling prior to making a finalized decision on current procedure.
- **Rental Amendment Enforcement-** Enforcement of the Rental Amendment throughout the Association was discussed at length. Holly Gordon presented a letter that can be sent to homeowners to obtain tenant information. The Board discussed putting together a directory of homeowners. The directory is to keep organized records of homeowners that are grandfathered by the rental amendment and those that have purchased after the amendment was adapted. The directory can also be used to keep track of Air BnB's in the community.
- **Landscape Updates-** Jeannie Tucker discussed with Scott with La Primavera for options on planting throughout the Association. La Primavera submitted a proposal of \$1,200.00 to plant around 50 plants. **Martha Martin made a motion to approve the La Primavera Bid. Andy Pezzulo seconded the motion. The motion passed.** After discussions with La Primavera, Jeannie Tucker discussed issues with a home in Creekside I where oleanders are interfering with the irrigation. There is also an ocotillo in another area that is suggested to be removed as well. Jeannie Tucker will provide the exact addresses to Holly Gordon so she may reach out to homeowners to advise these will be removed. **Jeannie Tucker made a motion to approve the removal of the oleanders and the ocotillo. Martha Martin 2<sup>nd</sup> the motion. The motion passed.**
- **Security Update-** Jeannie Tucker played the video of the theft provided by a homeowner. Jeannie has been in touch with the police department to relay information and the video. The Board had a lengthy discussion about options for security within the Association. Jeannie Tucker made a motion to install cameras at the pool, pending legal opinion from Association's attorney. Andy Pezzulo 2<sup>nd</sup> the motion. The motion passed.

**VIII. Next Meeting:**

The next meeting will be held December 12th, 2019 at 6:30pm. The meeting will be held at the JCC.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 8:36pm.

Respectfully Submitted,

Holly Gordon  
Copper Rose Community Management,  
For the Creekside I & II Homeowners Association



By the Board of Directors \_\_\_\_\_

Creekside I & II Homeowners Association  
December 12th, 2019  
Board of Directors Meeting  
Minutes

A meeting of the Board of Directors was held on December 12th, 2019 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. No homeowners present. Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

**I. Call to Order:**

The meeting was called to order at 6:33pm.

**II. Homeowner Concerns (2 Minute Maximum):**

Holly Gordon presented an ARC request received from a homeowner. The Board reviewed the request and documentation provided. **Jeannie Tucker made a motion to approve the ARC request. Andy Pezzulo seconded the motion. The motion passed.**

**III. Acceptance of Minutes**

~The November meeting minutes were presented. **Martha Martin made a motion to approve the minutes. Jeannie Tucker seconded the motion. The motion passed.**

**IV. Financial Report:**

~November Financial Reports: The association at the end of October had \$471,328.87 in total assets; \$15,948.20 in Checking and the rest in various CD's and Money Market fund. **Jeannie Tucker made a motion which was seconded by Andy Pezzulo to approve the October financials as presented. The motion passed.**

**V. Managers Report**

~Holly Gordon provided Manager's Report to Board Members. 11 previous violations were closed during the site visit on December 10<sup>th</sup>. Holly communicated with homeowner to receive the ARC request previously presented.

**VI. Old Business/Ongoing Projects:**

- **Bathroom Renovations-** Martha Martin reports that the previous bathroom sensors were turned into Goodwill. There is some work that is needed in the Equipment Room. The Equipment room door needs to be painted. Martha Martin agreed to meet with the vendor to create a list of what is needed to create a bid.
- **Creekside Solar Sign-** Holly Gordon tried contacting Solargy. They only do solar pool heating. He had no recommendations for anyone who could help with solar signs. Holly Gordon will continue to do research to locate a specialist with signs.
- **Fire Lane Painting-** Holly Gordon reached out to Jeff Metzger who will provide a bid. Holly will also reach out to Paint Kings or Wild West Painting for a bid.
- **Street Updates-** During Holly's site visit, she noticed there is a portion of Creekside I that is unstriped. There are also curb areas that have tar on them. Holly will be sending an e-mail to Justin and Joe with Bates paving to notify them payment will not be issued until job is complete. The Board also requested an Asphalt company give recommendations on the next process of road maintenance.
- **Common Area Clean-up-** Holly Gordon provided a map of the community to Board Members to identify the 4 areas in which is being discussed to maintain. Holly hasn't confirmed ownership of the areas. She will advise Board Members confirmed.

**VII. New Business:**

- **Rental Amendment Enforcement-** Holly Gordon presented the beginning of the directory. This will be a working document and will continue to be updated.
- **Landscape Updates-** Jeannie Tucker discussed meeting with Scott with La Primavera. La Primavera will be planting next week. Holly Gordon has notified the homeowners with the oleanders and ocotillo that these plants will be removed.
- **Security Camera Policy-** Holly presented the Board with the Security Camera Policy given by Phil Brown, Association's attorney. The Board agreed to table signing the security policy until a bid/proposal is presented. Jeannie Tucker will continue to look into options for security cameras. Holly will contact a security company for install quote.
- **Police Officer to Annual-** Jeannie Tucker will speak to the officer who has been communicating with her regarding the cactus theft.
- **Concrete Pad for Mailboxes-** There was a lengthy conversation regarding the mailboxes and the concrete pad. The Board thought it would be beneficial to extend the concrete pad around the mailboxes. Holly will reach out to concrete company to obtain a bid.

**VIII. Next Meeting:**

The next meeting will be held January 9th, 2019 at 6:30pm. The meeting will be held at the JCC.

**IX. Adjournment**

There being no further business, the meeting was adjourned at 7:52pm.

Respectfully Submitted,

Holly Gordon  
Copper Rose Community Management,  
For the Creekside I & II Homeowners Association



By the Board of Directors \_\_\_\_\_