

Creekside Homeowner's Association

Board of Directors

Meeting Minutes

2020

January 09, 2020

February 13, 2020

May 14, 2020

July 01, 2020

August 14, 2020

September 10, 2020

October 22, 2020

November 12, 2020

December 20, 2020

Creekside I & II Homeowners Association
January 9th, 2020
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on January 9th, 2020 at The JCC 3800 E River Road, in the library. Board Member present was Andy Pezzulo, which did not constitute a quorum. No homeowners present. Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

I. **Call to Order:**

The meeting was not called to order as there was no quorum.

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
February 13th, 2020
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on February 13th, 2020 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 6:31pm.

II. Homeowner Concerns (2 Minute Maximum):

No homeowner concerns at this time.

III. Acceptance of Minutes

~The December meeting minutes were presented. There was no meeting in January. **Martha Martin made a motion to approve the December minutes. Jeannie Tucker seconded the motion. The motion passed.**

IV. Financial Report:

~December and January Financial Reports: The association at the end of January had \$478,451.08 in total assets; \$18,835.33 in Checking and the rest in various CD's and Money Market funds. **Martha Martin made a motion which was seconded by Jeannie Tucker to approve the December and January financials as presented. The motion passed.**

V. Managers Report

~Holly Gordon reported there were a few conversations with homeowners regarding the parking rules for the Association. Several calls/e-mails were handled from homeowners regarding the new statement process. A signed contract was sent to the JCC for the meeting dates in 2020. Multiple bids were obtained that will be discussed under Old and New Business.

VI. Old Business/Ongoing Projects:

- **Pool Renovations-** Martha Martin reports she met with Jeff Metzger who provided a proposal for several things needed in the pool area. Included in the bid is work on the roof. The Board requests Jeff Metzger separate the roof work and the remaining items for their review. The Board requested additional bids Holly Gordon will obtain 3 bids.
- **Creekside Solar Sign-** Martha Martin had reached out to a solar company and obtained a bid for installation of additional solar lights in the community. The cost for install for each light was \$9,700.00. The Board decided to table this proposal at this time. Holly Gordon will reach out to the solar company to see if they can assist in fixing the existing solar light.
- **Fire Lane Painting-** Holly Gordon obtained 2 proposals for fire lane painting from Jeff Metzger with More than Paint and Paint Kings. The Board unanimously voted to approve the More than Paint proposal. Jeannie Tucker requested Holly check with Jeff about a warranty.
- **Street Updates-** Holly discussed the issues with Bates since the project began. There was an entire area of Creekside I that was missed with restriping. The re-striping was just completed at the end of January and the invoice was paid at the beginning of February. Holly will contact another asphalt company to do an inspection of the roads and determine what further work might be needed in the future.

- **Common Area Clean-up-** Jeannie Tucker will expand on this topic during Landscape Updates.

VII. New Business:

- **Landscape Updates-** A color coordinated map was provided to Board Members to identify the 4 Common Areas in the community. The Board voted unanimously via e-mail for Made in the Shade to complete a clean-up of the trees in Areas 2 & 3 in the amount of \$6,950.00. La Primavera takes care of clean-up in Area 1. Made in the Shade provided a proposal for ground clean-up of Area 2 for \$1,190.00. Jeannie made a motion to approve the clean-up proposal. Andy Pezzulo 2nd the motion. The motion was passed unanimously. Jeannie discussed dissatisfaction with the performance of La Primavera. The job of replanting was done poorly with plants missing, and the incorrect plants being inserted in incorrect locations. Jeannie recommended obtaining landscape bids. Holly will reach out to landscaping companies.
- **Safety Meetings-** Jeannie Tucker has been attending safety meetings held by TPD. The meetings discussed crime areas and provide updates/follow-ups to crimes reported. Jeannie Tucker reported TPD caught the vehicle/trailer that was used in the theft of cacti in the Association. TPD is investigating further to find the responsible party. Lt. James Brady with TPD agreed to speak at the Annual Meeting.
- **Security Camera Policy-** Tabled
- **Updated Enforcement Policy-** Holly Gordon amended the Enforcement policy in order for timeframes to match the current AZ Statutes. There was a lengthy discussion regarding the current enforcement policy and fine schedule. Jeannie Tucker made a motion to accept the amendments to the Enforcement Policy and Fine Schedule. Martha Martin 2nd the motion. The motion passed unanimously.
- **Pool Caulking-** Glenn with Gila Pools provided a proposal for \$395.00 to re-caulk around the pool tiles. Martha Martin made a motion to accept. Jeannie Tucker 2nd the motion. The motion passed unanimously.
- **Annual Meeting-** The Annual Meeting packet will need to go out within the next week. Holly will send the Board the draft documents to be included for approval from the Board. There is 1 homeowner that expressed interest in the Board and provided a bio. Martha said Betsy Dunlap and her husband volunteered for a Newsletter.

VIII. Next Meeting:

The next meeting will be the Annual Meeting on March 12th, 2020 at 6:30pm. The meeting will be held at the JCC.

IX. Adjournment

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

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
May 14th, 2020
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on May 14th, 2020 via ZOOM. Board Members present were Jeannie Tucker, Andy Pezzulo, and Martha Martin which constituted a quorum. Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 5:38pm.

II. Acceptance of Minutes

~The February meeting minutes were presented. There was no meeting in April. **Jeannie Tucker made a motion to approve the February minutes. Martha Martin seconded the motion. The motion passed.**

III. Financial Report:

~March and April Financial Reports: The association at the end of April had \$440,420.40 in total assets; \$15,064.35 in Checking and the rest in various CD's and Money Market funds. **Martha Martin made a motion which was seconded by Jeannie Tucker to approve the March and April financials as presented. The motion passed.**

IV. Managers Report

~Holly Gordon reported there is continuous work regarding updates with respect to Common Areas and Pools for HOA and COVID-19. She continues to update the Board with any developing information. A handyman was called to weld a broken pole on the entrance gate to the pool. Jeff Metzger was contacted regarding fire lane painting of Creekside II and the itemized work proposal for the pool area. Made in the Shade was contacted regarding Palm Trees for opinion. Holly will continue to keep the Board informed of requirements of pool opening.

V. Old Business/Ongoing Projects:

- **Pool Renovations-** Martha Martin requested Jeff Metzger to take before and after pictures of the work being done at the pool. The itemized work has started this week.
- **Fire Lane Painting-** The Fire Lane Painting was completed. There was a mistake with Jeff where only map for Creekside I was printed when the work began. He returned to Association to complete the work.
- **Street Updates-** Holly had two separate asphalt companies inspect the street after City of Tucson completed Brush & Bulky. Both Bates and Sunland Asphalt opined the marks created by COT were cosmetic and would likely fade over time, no actual damage done to the street. A complaint was filed with the city for record purposes even though no damage was done.

VI. New Business:

- **Landscape Updates-** There is continued disappointment with the lack of proactive behavior. They need to tidy up areas where the fire lane painting was done. The plantings that were done after the cactus thefts were unacceptable and is being addressed with La Primavera. They have agreed to replant at no cost to the Association. There has been one landscaping bid obtained, awaiting 1 or 2 others for comparison.
- **Security Camera Policy-** Tabled
- **Pool Caulking/Kool Deck-** The pool caulking is completed. Martha spoke with the pool company and they can replace the broken plastic strips when the kool decking is completed.

VII. Homeowner Concerns (2 Minute Maximum):

No homeowner concerns at this time.

VIII. Next Meeting:

The next meeting will be the Annual Meeting on June 11th, 2020 at 5:30pm. The meeting will be held via ZOOM.

IX. Adjournment

There being no further business, the meeting was adjourned at 6:08pm.

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
July 1st, 2020
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on July 1st, 2020 via ZOOM. Board Members present were Jeannie Tucker, Andy Pezzulo, and Martha Martin which constituted a quorum. Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 6:01pm.

II. Acceptance of Minutes

~The May 2020 Minutes were previously sent to the Board. The approval of the minutes are tabled until the next meeting.

III. Financial Report:

~May 2020 Financial Reports: The association at the end of May had \$443,871.92 in total assets; \$14,354.49 in Checking and the rest in various CD's and Money Market funds. **Martha Martin made a motion which was seconded by Jeannie Tucker to approve the May financials as presented. The motion passed.** Martha discussed the amounts currently at Alliance and CAB. There is a CAB CD expiring on July 18th, 2020 and she suggests moving it to a CD with Alliance in order to keep the total amount under \$250,000.00. Martha also discussed discrepancies in the budget numbers under Income/Expenses. Holly will check with the accounting department and report back to the Board.

IV. Managers Report

~Holly Gordon reported there is continuous work regarding updates with respect to Common Areas and Pools for HOA and COVID-19. She continues to update the Board with any developing information. An e-mail blast was sent to homeowners regarding the continued closure of the pool. The Board was contacted to discuss Garage Door guidelines for the Association. A gate company was contacted to provide a proposal for the pool. A security company was also contacted to provide a proposal of costs for security system. 10 homes were noted in violation of during a site visit and notice from the Board Members. Martha mentioned the Rules/Regulations need to be updated as they show Midnight Towing as the towing vendor. Holly will reengage with tow companies. Once a new contract is agreed upon, the Rules can be amended to reflect updates.

V. Old Business/Ongoing Projects:

- **Pool Area Renovations-** The bathrooms are completed with updates and the roof has been recoated. The remaining work needed in the pool area is the equipment room needs a hole repaired/patched, peeling paint be removed and repainted. Martha suggests to contact Jeff Metzger to request a proposal.

VI. New Business:

- **Landscape Updates-** There is continued disappointment with the lack of proactive behavior. The plantings that were done after the cactus thefts were unacceptable and are still being addressed with La Primavera. They have agreed to replant at no cost to the Association. There has been one landscaping bid obtained however, it is being amended based on the map provided. In the process of obtaining additional bids for comparison.
- **Security Camera Policy-** A security company was contacted to obtain a proposal for installing cameras at the pool. Martha suggested the pool lights being replaced as well while the pool is closed. The current lighting is outdated and difficult to change. Holly will obtain lighting proposals.

- **Pool Caulking/Kool Deck-** Holly has contacted Greg's Unique Pool Company to obtain a proposal on the Kool Deck. This will be done once the Equipment room is completed.
- **Garage Door Guidelines-** After a site visit, Holly provided the Board Members with the 3 most commonly used Garage Doors throughout the community. The Board approved these 3 styles. Holly will add these guidelines into the Rules/Regs and forward to the Board for approval and adaption going forward.
- **Website Updates-** Martha suggested an update to the theft of Cactus be put on the website so it doesn't appear to be an outstanding issue. The Board also suggests updates regarding pools and COVID-19 to be posted to the website.
- **Rental Units-** Martha sent an e-mail to the Board regarding certain lots that may be a rental unit where information is not aligning with Accessor's office. Jeannie suggested this item be tabled until the next meeting to provide sufficient time to review the e-mail and information and check with attorney for enforcement and action going forward.

VII. Homeowner Concerns (2 Minute Maximum):

No homeowner concerns at this time.

VIII. Next Meeting:

The next meeting will be the Annual Meeting on August 13th, 2020 at 6:00pm. The meeting will be held via ZOOM.

IX. Adjournment

There being no further business, the meeting was adjourned at 7:00pm.

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
August 14th, 2020
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on August 14th, 2020 via ZOOM. Board Members present were Jeannie Tucker, Andy Pezzulo, and Martha Martin which constituted a quorum. Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 6:05pm.

II. Acceptance of Minutes

~The May 2020 Minutes and July 1st, 2020 Minutes were previously sent to the Board. **Martha Martin made a motion to approve both minutes. Andy Pezzulo seconded the motion. The motion passed.**

III. Financial Report:

~July 2020 Financial Reports: The association at the end of July had \$456,381.77 in total assets; \$40,410.06 in Checking and the rest in various CD's and Money Market funds. **Martha made a motion which was seconded by Andy to approve the May financials as presented. The motion passed.** Martha also noted that CAB is now referred to as CIT.

IV. Managers Report

~Holly Gordon reported there is continuous work regarding updates with respect to Common Areas and Pools for HOA and COVID-19. She continues to update the Board with any developing information. Obtained towing contract from B&C towing. Contacted Jeff Metzger for proposal on Equipment Room. Pending Landscape proposals. Obtained two proposals for security camera install from AV Specialists and Antech. Obtained two proposals for electronic gate entrance at pool. Obtained Kool Decking proposal from Greg's Unique.

V. Old Business/Ongoing Projects:

- **Pool Area Renovations-** We are pending proposal from Jeff Metzger for the equipment room work.

VI. New Business:

- **Security Camera Policy-** Two proposals were obtained to add security cameras by the pool area. The Board is concerned about the climate of the room with the heat. Also, they would like to know the specific model of cameras, ask if the further breakdown can be given on proposals. Also, obtain a quote for Wi-Fi installation at the pool.
- **Pool Caulking/Kool Deck-** Greg's provided a proposal for Kool decking. The Board would like to obtain another proposal for comparison.
- **Garage Door Guidelines-** The Rules and Regulations are being finalized and will send to the Board for approval
- **Solar Light-** A handyman checked out the Solar light/. When inspecting, the light was turned off. He turned it on to test to see if the battery would charge. He said the solar panel may need to be exchanged as well.
- **Towing Contract-** - B&C Towing contract was provided to the Board. Will have handyman remove current tow signs and place them in equipment room. **Andy made a motion to approve the towing contract, seconded by Martha, all in favor, motion carried.**

- **Excessive Vehicles/Business Operations-** There is a homeowner that appears to be running a business involving vehicles out of his garage. Holly checked with Phil Brown and Code Enforcement. Phil Brown states based on CC&Rs, this is not a violation. Code enforcement also states that this is not in violation. The Board asked if the HOA can send a letter to the homeowner. Explained as there is no violation, the HOA should not be involved and send a letter to homeowner. Martha asked if the HOA can request an inspection of the garage. Advised this is private property and therefore the HOA cannot inspect the homeowner's property.
- **Street Inspection-** the Board asked if Sunland can come out and do inspection of the roads to provide opinion on condition and what may be needed. Holly will contact Craig with Sunland Asphalt.

VII. Homeowner Concerns (2 Minute Maximum):

Joe Cimino is concerned that the pool is not open. He and other homeowners have said they will be taking 25.00 off their dues until the pool is open. Holly strongly suggested against this action. Opening of the pools is not a requirement, the decision rests with the Board. Additionally, the pool continues to be serviced to prevent future issues therefore the HOA is not saving any money by having the pool closed. The expenses associated with the pool are about 1-2 percent of the dues. The Board continues to obtain any updates or changes via the Associations attorney. Should something change, the Board will notify the homeowners.

VIII. Next Meeting:

The next meeting will be the Annual Meeting on September 10th, 2020 at 6:00pm. The meeting will be held via ZOOM.

IX. Adjournment

There being no further business, the meeting was adjourned at 7:43pm.

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
September 10th, 2020
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on September 10th, 2020 via ZOOM. Board Members present were Andy Pezzulo, and Martha Martin which constituted a quorum. Holly Gordon represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 6:00pm.

II. Acceptance of Minutes

~The August 14 2020 Minutes were previously sent to the Board. **A motion was made to approve the August meeting minutes. The motion was seconded. Motion Passed**

III. Financial Report:

~August 2020 Financial Reports: The association at the end of August had \$462,728.75 in total assets; \$43,167.75 in Checking and the rest in various CD's and Money Market funds. **A motion was made to approve the August financials. The motion was seconded. Motion Passed**

IV. Managers Report

~Holly Gordon reported that Jeff Metzger would do the equipment room work for \$350.00, awaiting a written bid from Jeff Metzger. The Bid from B & C Towing, before new signs can be installed their signs, the old signs must be removed awaiting a bid from Jeff to remove the signs.

V. Old Business/Ongoing Projects:

- **Security Camera Policy-** Two proposals were obtained to add security cameras by the pool area. The Board is concerned about the climate of the room with the heat. Also, they would like to know the specific model of cameras, ask if the further breakdown can be given on proposals. Also, obtain a quote for Wi-Fi installation at the pool.
- **Pool Caulking/Kool Deck-** Greg's provided a proposal for Kool decking. The Board would like to obtain another proposal for comparison.
- **Garage Door Guidelines-** The Rules and Regulations are being finalized and will send to the Board for approval
- **Solar Light-** A handyman checked out the Solar light/. When inspecting, the light was turned off. He turned it on to test to see if the battery would charge. He said the solar panel may need to be exchanged as well.
- **Towing Contract-** - B&C Towing contract was provided to the Board. Will have handyman remove current tow signs and place them in equipment room. **Andy made a motion to approve the towing contract, seconded by Martha, all in favor, motion carried.**
- **Excessive Vehicles/Business Operations-** There is a homeowner that appears to be running a business involving vehicles out of his garage. Holly checked with Phil Brown and Code Enforcement. Phil Brown states based on CC&Rs, this is not a violation. Code enforcement also states that this is not in violation. The Board asked if the HOA can send a letter to the homeowner. Explained as there is no violation, the HOA should not be involved and send a letter to homeowner. Martha asked if the HOA can request an inspection of the garage. Advised this is private property and therefore the HOA cannot inspect the homeowner's property.

- **Street Inspection-** The Board asked if Sunland can come out and do inspection of the roads to provide opinion on condition and what may be needed. Holly will contact Craig with Sunland Asphalt.

VI. New Business:

Security Camera-AV and Antech bids were discussed. One more bid will be obtained from a Stout Security Systems.

Pool Caulking/kool decking-The board requests an additional bid before making a decision.

Solar lights- Holly had had no Luck in finding a company to provide an estimate to repair the solar lights. Andy will provide a company name.

Streets- Holly was asked to arrange with Sunland to walk through Creekside I and II to check the streets and recommend any maintenance work that may be necessary. If any pavement needs to be touched up or patched. It's usually done during the fall/winter months.

VII. Homeowner Concerns (2 Minute Maximum):

VIII. Next Meeting:

The next meeting will be the Annual Meeting on October 22, 2020 at 6:00pm. The meeting will be held via ZOOM.

IX. Adjournment

There being no further business, the meeting was adjourned at.

Respectfully Submitted,

Cyndi Sisk Via notes
Copper Rose Community Management,
For the Creekside I & II Homeowners Association



By the Board of Directors _____

Creekside I & II Homeowners Association
October 22, 2020
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on October 22, 2020 via ZOOM. Board Members present were Andy Pezzulo, and Martha Martin which constituted a quorum. Cyndi Sisk represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 6:00pm.

II. Acceptance of Minutes

~The September 10, 2020 Minutes were previously sent to the Board. **Martha Martin Made a motion to accept the September meeting minutes. Andy Pezzulo seconded the motion. Motion Passed**

III. Financial Report:

~September 2020 Financial Reports: The association All the bills were paid for the month of September Toni had answered Martha's question regarding the CD. The Association has \$469,986.45 in total assets; \$46,867.27 in Checking and the rest in various CD's and Money Market funds. **Andy Pezzulo made a motion to approve the September financials. Martha Martin seconded the motion. Motion Passed**

IV. Managers Report

~Cyndi Sisk stated she loved the association she thought it was very cute. She also report that she had been busy getting bids and contractors.

V. Old Business/Ongoing Projects:

- **Garage Door Guidelines-** The Rules and Regulations are being finalized and will send to the Board for approval
- **Security Camera-AV** and Antech bids were discussed. One more bid will be obtained from a Stout Security Systems.
- **Pool Caulking/kool decking-**The board requests an additional bid before making a decision.
- **Solar lights-** Holly had had no Luck in finding a company to provide an estimate to repair the solar lights. Andy will provide a company name.
- **Streets-** Holly was asked to arrange with Sunland to walk through Creekside I and II to check the streets and recommend any maintenance work that may be necessary. If any pavement needs to be touched up or patched. It's usually done during the fall/winter months.

VI. New Business:

- **Security Cameras:** Andy stated that there is a lot to look at and compare. Cyndi Sisk is going to try and make a spread sheet to narrow it down before the next meeting. Cyndi Sisk is going to ask Chris Stout to be a guest speaker at the next meeting to give us more information.
- **Landscape quotes:** The quotes are far more expensive then what is currently being paid now. **Martha Martin made a motion to keep La Primavera as Creekside I and II Landscapers. Andy Pezzulo seconded the motion. Motion Passed.**
- **Sundland:** Cyndi Sisk spoke to Craig at Sundland, he is going out to check on the roads to see if anything needs to be done.

- **Pool Lighting:** Cyndi Sisk is meeting with Duffy Electric on Tuesday October 27, at 9:00 am. Andy Pezzulo will also come meet with them. Martha Martin is going to try and meet also.
- **Kool Decking quotes:** Cyndi Sisk to contact Greg's Unique and have him send over an additional bid adding the shower area and the railing to the quote.
- **Tow Company signs/Pool equipment room:** The board accepted Jeff Metzgers bid to do the repairs on the equipment room. Tow signs will be removed and discarded with instead of being stored into the equipment room.
- **Rules Finalized:** Cyndi Sisk to finalize the rules and send them to the attorney to re typed.
- **Key in lockbox at the pool:** Have the bathrooms rekeyed to be one key.

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

VIII. **Next Meeting:**

The next meeting will be the Annual Meeting on November 12, 2020 at 6:00pm. By the Pool

IX. **Adjournment**

There being no further business, the meeting was adjourned at 6:56.

Respectfully Submitted,

Cyndi Sisk
Copper Rose Community Management,
For the Creekside I & II Homeowners Association



By the Board of Directors _____

Creekside I & II Homeowners Association
November 12, 2020
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on November 12, 2020 at the pool. Board Members present were Andy Pezzulo, and Martha Martin which constituted a quorum. Cyndi Sisk represented Copper Rose Community Management. Business was conducted as follows:

Guest Speaker: Chris Stout from Stout Security Systems came out and discussed the Security cameras that he was recommending along with the DVR.

I. Call to Order:

The meeting was called to order at 6:03pm.

II. Acceptance of Minutes

~The October 22, 2020 Minutes were previously sent to the Board. **Andy Pezzulo Made a motion to accept the October meeting minutes. Martha Martin seconded the motion. Motion Passed**

III. Financial Report:

~October 2020 Financial Reports: Martha Martin had noticed that the water bill has been slightly higher. We discussed that is was probably that way because we had no monsoon rains this year and having to put more water in the pool. There has been a couple of irrigation leaks which have been fixed as soon as we have been notified. Martha Martin read the financials, prepaid owner assessments are at \$6,107.25, Reserves are at \$427,011.99, Equity is at \$42,770.24, Total Assets are at \$475,889.48. **Andy Pezzulo made a motion to approve the October financials. Martha Martin seconded the motion. Motion Passed**

IV. Managers Report

~Cyndi Sisk stated that several things have been completed on the To Do List. She is still working on getting bids for the bird spikes in the pool area, and still trying to find someone to look at the Solar Panel.

V. Old Business/Ongoing Projects:

- **Kool decking Bids** Greg's unique pool services was asked to resubmit a bid to resurface the Kool decking adding the shower area and new handrails. **Andy Pezzulo made a motion to accept the revised bid from Greg's unique pool service as submitted. Martha Martin seconded the motion. Motion passed.**
- **Tow Company/Signs** the old tow company signs have been removed. Cyndi Sisk is calling B & C Towing and A & B Towing to have the signs installed in Creekside 1.
- **Rules and Regs.** Have been sent over to Phil Browns office.
- **Key in Lockbox at the Pool.** There has been a new lockbox put at the pool the lock box contains all keys to the pool area.

VI. New Business:

- **Landscaper:** As per the October meeting the Board opted to Keep La Primavera at Creeksides I & II. **Andy Pezzulo made a motion to keep La Primavera as the landscapers. Martha Martin seconded the motion. Motion passed.**

- **Sunland Bid:** Andy Pezzulo had a couple of questions on the bid obtained from Sunland. Craig Pratt from Sunland answered the questions presented to them. **Andy Pezzulo made a motion to have Sunland Crack seal the roads at Creekside. Martha Martin seconded the motion. Motion passed.**
- **Pool Lighting:** Tabled at this time.
- **Security Cameras:** After Chris Stout gave his presentation on the cameras and how everything works. **Martha made a motion to accept Stout Security to install cameras around the pool area with an upgrade to a 4 terabyte hard drive. Andy Pezzulo seconded the motion. Motion passed.**

VII. Homeowner Concerns (2 Minute Maximum):

VIII. Next Meeting:

The next meeting will be the Annual Meeting on December 10, 2020 at 6:00pm.

IX. Adjournment

There being no further business, the meeting was adjourned at 7:30pm

Respectfully Submitted,

Cyndi Sisk
Copper Rose Community Management,
For the Creekside I & II Homeowners Association



By the Board of Directors _____

Creekside I & II Homeowners Association
December 10, 2020
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on December 10, 2020 Via ZOOM. Board Members present were Jeannie Tucker, Andy Pezzulo, and Martha Martin which constituted a quorum. Homeowners present Bill Hale, Harvey Feldman, Andy, and Ken. Cyndi Sisk represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 6:01pm.

II. Acceptance of Minutes

~The November 12, 2020 Minutes were previously sent to the Board. **Jeannie Tucker Made a motion to accept the November meeting minutes. Andy Pezzulo seconded the motion. Motion Passed**

III. Financial Report:

~November 2020 Financial Reports: Martha Martin Stated that all of the invoices checked out and everything looked good. The Association total Assets are at \$478,637.34, with of \$50,712.44 in checking. Prepaid owner Assessments at \$5,384.25, and multiple Cd's and money market accounts, with Total Liabilities and Equity at \$478,637.34. **Andy Pezzulo made a motion to approve the October financials. Jeannie Tucker seconded the motion. Motion Passed**

IV. Managers Report

~Cyndi Sisk stated that there was not much to report the to-do list is dwindling and she was still looking for someone to look at the solar panel and obtaining bids for the block wall and bird spikes.

V. Old Business/Ongoing Projects:

- **Pool Lighting/discuss having Duffy Electric as a guest speaker at the next meeting.** Cyndi Sisk is going to contact Duffy and see what we can come up with.

VI. New Business:

- **2021 Budget**—Martha Martin read down the proposed budget lines. After some discussion on the budget. **Jeannie Tucker made a motion to accept the budget as proposed. Andy Pezzulo seconded the motion. Motion passed.**
- **Final Rules & Regs approval**-Tabled until January meeting.
- **Copper Rose Contract**—the Board approved the Copper Rose Contract. Cyndi Sisk to mail Jeannie Tucker the Contract, and email the board Appendix A.
- **Annual meeting**—Cyndi Sisk to mail out the call for candidates to start getting ready for the annual meeting.
- **B & C Tow signs**—Cyndi Sisk to contact the tow company to have the remaining signs installed.
- **Security**—there was a recent break in to a car in the neighborhood. Cyndi Sisk to send a notice out to the homeowners about keeping an eye out for suspicious people/activity.

VII. Homeowner Concerns (2 Minute Maximum):

VIII. Next Meeting:

The next meeting will be the Annual Meeting on January 14, 2021 at 6:00pm.

IX. Adjournment

There being no further business, the meeting was adjourned at 6:45pm

Respectfully Submitted,

Cyndi Sisk
Copper Rose Community Management,
For the Creekside I & II Homeowners Association



By the Board of Directors _____