

CREEKSIDE
HOMEOWNERS ASSOCIATION
2021 ANNUAL MEETING MINUTES

- I. Call to Order HOA Board of Directors President, by Jeannie Tucker called the meeting to order at 6:30 PM on Thursday, April 22, 2021, online by Zoom Meeting arranged by Copper Rose Community Management Company. Twenty two(22) homeowners logged onto the Zoom Meeting including Board Vice President, Andy Pezzulo, Board Treasurer, Martha Martin, and Association Manager, Cyndi Sisk.
- II. Certification of Quorum - Cyndi Sisk confirmed there was a quorum with 69 ballots submitted to Copper Rose.
- III. Approval of the Previous Annual Meeting Minutes - Jeannie approved; asked for any questions. There were no questions.
- IV.
- V. Crime & Safety Presentation - City of Tucson Police Officers Renet Martin (working at the office), Leticia Parris and Vincent Sullivan (both field officers) reported on local crime statistics, homeless camps, and increased property crime. Officer Martin provided recommendations for preventing property crime and encouraged owners to call 911 on suspicious activity or contact the mental health team for homeless or non-threatening activities. TPD will resume its bicycle officer team who will provided added safety to our area. Our specific area is considered "safe".
- VI. Report of Officers - Jeannie Tucker, HOA President, briefed the attendees on the board's activities during the past year. The Board held monthly meetings by Zoom to ensure safe distancing and the Annual Meeting was postponed one month to accommodate Copper Rose schedules and staffing changes due to COVID. She thanked Board Member Andy Pezzulo for his 16 years of service to the HOA.

At the recommendation of the association's legal advisor, The Board of Directors decided to close the pool for 2020 due to Covid-19. This was the most conservative and least costly strategy that would protect Owners and their guests. However, the association attorney has advised the HOA board

that it may safely re-open the pool with COVID-19 precautionary signs posted at the pool.

The board updated HOA Rules which are under review by the association attorney. Updates include approved replacement garage doors, parking rules, architectural review requirements, pool security cameras and more. Copper Rose will post the updated, approved rules on the HOA website (www.creeksidehomeownersassoc.com).

Jeannie reminded Owners no parking is allowed in front of homes to ensure easy access by all Owners and emergency vehicles. She reported the streets have been maintained, most recently with a crack seal coating and quarterly street sweeping.

Jeannie reminded owners to follow the paint guidelines. Cyndi Sisk, Association Manager, also mentioned she will continue the community walk-through that began in February and will send letters to Owners whose homes are not in compliance with the Rules on Painting and other maintenance requirements.

Jeannie reported mailboxes and the Creekside solar unit were vandalized. The board is researching a different technology to light the monument sign (reflectors). The board purchased and installed security cameras. No one is watching the activities at the pool; the cameras provided recordings that will be used by the board for certain situations. A Pool Security Camera Policy will be approved by the board and posted on the association website.

She asked Owners to submit Architectural Reviews/Requests for any major home improvement projects so that the community management company may keep a current record on each unit.

Jeannie mentioned the former Mayor of Tucson, Mr. Walkup, was key to the construction of new sidewalks and The Loop that serve our community. She will recommend a memorial by Creekside in his honor.

Martha Martin, Board Treasurer, reported capital improvements totaling approximately \$9,35 to the pool area, ramada and equipment room. The HOA's overall financial condition is stable and with total assets of \$488,884 as of January 31, 2021. The 2021 Budget reflects the same general line items as 2020. Homeowner monthly dues remain \$70.

Andy Pezzulo, Vice President, completes his term this month and asked that the HOA board continue to be conservative in its use of the HOA's funds

consistent with the Reserve Study and that all owners be responsible in their obligations to the HOA as defined by the Rules and CCRs.

- VII. Open Discussion - Owners asked whether solar panels were permitted and were advised they are. Owners asked for stronger enforcement of the CCRs regarding barking dogs. Discussion about talking to your neighbors to resolve issues; contacting Pima Animal Care; and seeking mediation were alternatives to HOA enforcement that is limited to the CCRs.

One Owner requested meeting minutes be posted on the association website to which Cyndi Sisk responded all approved meeting minutes were recently posted. Monthly meeting minutes will be posted the following month when the board approves them. As discussed at the 2020 Annual Meeting, Owners noted they do not want additional lights installed and prefer the dark skies and oppose installation of gates. A request for better communication by an HOA newsletter including the names and contact information of board members and the association manager was stated. Cyndi Sisk stated she is aware of this and that it's a priority for the HOA board this year.

- VIII. Announcement of Election Results - Betsy Dunlap and Carol Sack were elected to the Board of Directors.
- IX. Adjournment - The Annual meeting was adjourned at 7:41PM