

Creekside I & II Homeowners Association
February 16, 2022
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on February 16, 2022 Via ZOOM. Board Members present were Jeannie Tucker, Betsy Dunlap and Martha Martin, which constituted a quorum. Carol Sack was absent. Char Dufresne and Stephanie Luellen represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 5:34 pm.

- II. Guest Speaker:** Jeff Leane with LaBarre Oksnee Insurance went over the association's policy. Board asked to get a price for an all-inclusive policy that would include the floors, walls and owner upgrades, right now it covers units to be restored per builder specks and it doesn't cover flooring, . Jeff will also put together a letter to send to homeowners to explain the importance of having an HO6 policy, this policy will cover all items inside their unit.

III. Approval of Minutes

Jeannie Tucker made a motion to approve the emergency meeting minutes that was held on January 29, 2022, Betsy Dunlap seconded the motion. Motion passed.

IV. Acceptance of Financial Report

Martha had a few questions regarding the payment for Complete Landscape regarding Jeannie Tucker made a motion to approve the January 2022 financials. Martha Martin seconded the motion. Motion Passed.

Old Business/Ongoing Projects:

- A. **Termite treatment**—Arizona Pest Control has suggested we do a full treatment. Board would like Stephanie Luellen to get at least two bids from other companies. Jeannie made a motion to get other bids, Betsy seconded the motion. Motion Passed
- B. **Pool heater – solar update.** Betsy made a motion to move this topic to the annual meeting. Jeannie Tucker Seconded the motion. Motion passed.
- C. **Go over Reserve Study**—Tabled until April.
- D. **Copper Rose Contract**—Board has asked Char to make some adjustments to the contract, everyone was in agreement. Char will send update contract out when it has been completed.
- E. **HOA walk thru dates –** Dates on the agenda are old dates. Board will meet with Stephanie, Saturday, February 26 at 9:30am by the pool.

New Business:

- A. **Sunland proposal** –Sunland gave a bid but the Board would like some other options. Betsy talked about a new product that they are using in Phoenix that reduces the heat. Board would like to learn more about this product and they would also like two more bids.
- B. **AZ bank new bank account** – Tabled. Board is looking at CD rates
- C. **Pool bids** – Board and management to review the reserve study to see when the pool equipment should be updated. The pump is old and it

runs 24/7, hopefully updating the old equipment will save on electricity in the future. Stephanie will request bids when the Board is in agreement on what needs to be done.

- D. **ARC request** –Lot 097-C1 was approved. Stephanie will send the approval letter out as soon as possible.
- E. **ARC painting issues** – We received a letter from an owner stating that they didn't feel they should have to paint their garage door, but it has been over 20 years since they were painted. We received an email from owner regarding their letter regarding the gutters needing to be repainted. After looking at photos it was decided that the gutters need to be painted.

Homeowner Concerns (2 Minute Maximum):

Homeowner was concerned about their neighbor's tree, they said it was huge and hanging over their garage, they also said it was causing roof damage. We do not have any control over the neighbor's tree but Stephanie can reach out and ask them to please trim. Homeowner also brought up parking. Board spoke to homeowner and after much discussion it was decided that we will have to investigate this issue further.

Next Meeting:

The next meeting will be the March 10, 2022.

Adjournment

There being no further business, the meeting was adjourned at 8:15pm

Respectfully Submitted,

Stephanie Luellen
Copper Rose Community Management,
For the Creekside I & II Homeowners Association



By the Board of Directors _____