

Creekside I & II Homeowners Association
March 10, 2022
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on March 10, 2022 Via ZOOM. Board Members present were Jeannie Tucker, Betsy Dunlap, Carol Sack and Martha Martin, which constituted a quorum. Stephanie Luellen represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 5:37 pm.

II. Approval of Minutes

Jeannie Tucker made a motion to approve the emergency meeting minutes that was held on February 16, 2022, Betsy Dunlap seconded the motion. Motion passed.

III. Acceptance of Financial Report

Betsy had some questions regarding high water bills. Stephanie will review the bills and ask the landscapers to look for an irrigation leak. Jeannie suggested called the city to come out and inspect. Federal tax bill was brought up, it looks like the taxes from last year were not paid. 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**—Essential has been called out to do an inspection, they have not submitted a report yet.
- B. **Pool heater** – Tabled.
- C. **Go over Reserve Study**—we would like to set up a meeting to discuss only this topic. We are hoping to have this done before the annual meeting.
- 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** – The walk through was completed, but the letters have not gone out, Stephanie will work on getting them out as soon as possible.

New Business:

- A. **Pool bids** – Pool bids have been sent to all members, they will review and have an answer by next meeting. Updating pool equipment was also sent to all members. Board will work on getting a scope done so we can get better/accurate information. Betsy would like to approve the replacing of the pool pump as soon as possible. Board will discuss and send an email with approval after they have had time to review the bids.
- B. **Irrigation** –Complete Landscaping has sent in their bid to repair/replace the irrigation, it was almost in line with the bid from the old landscaping company, La Primavera. Board would like to get a couple of other bids. Board wanted to thank Betsy for her hard work on getting all of these bids put together.
- C. **Annual Meeting** – Stephanie will see if she can meet on April 21, and she will correct the call for candidates.

Homeowner Concerns (2 Minute Maximum):

We had a homeowner talk about the landscaping and how they are blowing rocks and other debris up on sidewalks, into patios and leaving debris up against their house.

Stephanie will meet with the landscaper and bring this to their attention.

Homeowner is concerned with a property that is in probate. It has been left vacant and the home needs a lot of repairs. Stephanie will check with the attorney to see what our options are. Old owner might have been a hoarder, Stephanie will call code enforcement to see if there is something they can do to help get the house cleaned up.

Homeowner would like to meet with a board member regarding the color of this house and gutters. Jeannie has volunteered to meet with the owner.

Homeowner has moved her van and is parking in the big parking lot in the back, they are no longer allowed to park off the street before you come into the association. Board is ok with where the owner has parked and the homeowner understands that if we get complaints she will have to move her van.

Next Meeting:

The next meeting will be the April 14, 2022.

Adjournment

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

Respectfully Submitted,

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



By the Board of Directors _____