

Creekside I & II Homeowners Association
May 12, 2022
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on May 12, 2022 Via ZOOM. Board Members present were Jeannie Tucker, Betsy Dunlap, Carol Sack and Chris Renner, which constituted a quorum. Stephanie Luellen represented Copper Rose Community Management. Business was conducted as follows:

Call to Order:

The meeting was called to order at 5:31 pm.

Made in the Shade – Guest Speaker:

Dan is the owner of Made in the Shade and he has been taking care of the common area trees at Creekside I&II for over 6 years. Dan reminded everyone that every cut made to a tree is a wound, too much trimming can also kill your tree, and during tree trimming they remove about 20 to 30 percent of the trees canopy. They do their best to take into consideration about the shade the tree gives but the health of the tree is most important. He explained how important it is to make sure that the Mistletoe is removed from the trees as soon as possible, Mistletoe is a parasite and will kill the tree.

Betsy has noticed that the trees are cut too high, Dan said that they trim the tree depending on what the need is. Trees are trimmed for the overall health of the tree and not so much for looks. They try to take in looks, shade and how the tree will do during a storm but the health is the most important.

Betsy has also noted the amount of pollen that has fallen. Dan said that we have had some strong winds for the past two months and it has cause more pollen to fall Betsy wanted to know what Dan's thoughts on the Pistache & Bottle trees are and if they would do well in the community. Dan said that he would have to take a look at what trees are doing well in our area, he would also have to look at the soil. Dan suggested that we plant a few trees at first to see how they do.

Dan said that should think about planting trees to close to mid-fall or early winter. We want the trees to be established before summer.

Lynda has a Pistache tree but they are slow growing.

Dan said that anytime someone has a question about trees to contact him, he will be happy to help.

Dan is very knowledgeable about Creekside trees and has done a very good job.

Char with Copper Rose:

Char attending the meeting and has suggested that the Board come up with a plan as to how to organize projects the Board wants done. Char has suggested that we divide the projects up into categories; Right now, 6 months from now, future or wish list. She suggested that if we are just getting bids for budget purposes to try to look at the Reserve Study and/or past bids. Char will have a training class for the Board, this will be done via Zoom.

Board Positions:

We were unable to assign positions at our last meeting. Jeannie Tucker we voted to remain the President, Chris Renner was voted to be the Vice President, Carol Sack was voted to be the Treasure and Betsy Dunlap was voted to be the Secretary.

Approval of Minutes:

Jeannie Tucker made a motion to approve the April 2022 meeting minutes that was held on April 11, 2022, Betsy Dunlap seconded the motion. Motion passed.

Acceptance of Financial Report:

The April financials were emailed to the Board prior to the meeting. Carol Sack had a few concerns regarding the pool contract increasing after the budget was made, she wanted to know where would the money come from. The extra money would come out of the reserves. Jeannie Tucker made a motion to approve the April 2022 financials. Carol Sack seconded the motion. Motion Passed.

Committee Reports:

- A. Landscape committee update: Betsy is a little upset that it is taking so long to get bids. Stephanie has requested several bids, and is having a hard time getting vendors to respond. Santa Rita Landscaping came out last Thursday to inspect but hasn't submitted a bid yet. This has to be a priority. Betsy talked about adding some plants to the pool area. Jeannie has suggested that we take care of the front of owner's homes before we update the common areas, Carol also agreed. Betsy will meet with the rest of the committee to discuss updating the front of homes. Carol also mentioned that we are in need of rock, some places are almost bare. Jeannie's suggestions are: #1 Irrigation, #2 create a plant list that is approved by the Board, #3 will be to add rock.
- B. Social committee update: Carol reported that we have two new ladies to add to the committee and they are hoping to have something planned for middle of June.
- C. Newsletter: Board would like a newsletter to go out quarterly, we will have one out the first part of June. Topics are: Disease on plants, Break-ins/Safety, social information, meetings notices.

Old Business/Ongoing Projects:

- A. **Termite Treatment**—Board approved the bid from Arizona Pest Control.
- B. **Parking** – Parking has been an issue for many years. Carol wanted to know how Copper Rose handles parking in other associations. Stephanie said that some use parking passes, we have security companies that help tag cars that are parked illegally and sometimes we just have a tow truck drive through and tow cars. Board doesn't want to tow someone's car. It will be hard to know who belongs to what car. Jeannie has also suggested that we take a look at the Handy-cap parking spots and see if we need to add more. We also need to make sure the fire-lanes are clearly marked. After much discussion it was decided that the Board will go over ideas and approve a solution for the next parking during the next meeting.
- C. **Website**—Jeannie worked for several hours to get the passwords changed. Jeannie has all important information regarding the website. Stephanie has a co-worker that is helping her learn how to update the website.

New Business:

- A. **Sunland**—Craig is checking status – this was not discussed during this meeting.
- B. **Drainage** – Stephanie sent a letter to the owner to let them know that the previous tenant had made some alterations that has effected how the water flows through the association. Stephanie has not heard back from the owners yet. Stephanie had the incorrect address listed on the agenda the address is 4479 and not 4467.
- A. **Request for Tree Removal (Bullrush/Nandina)** –Association will trim the tree but we will not be removing it. It will cost over \$2200 to have the tree removed. The tree is huge and healthy and doesn't need to be cut down.
- B. **Plant Replacement** – 3505 Oakbury has not been home, Betsy has gone over there a few times to see what their needs are but she has not spoken to anyone. 4467 Kleindale, this should have been planted, Stephanie will check on this. 4407 Caladium, Betsy would like to talk them as well but has not been able to reach anyone,

Homeowner Concerns (2 Minute Maximum):

N/A

Next Meeting:

The next meeting will be June 2, 2022. Stephanie is unable to make it to the regular meeting date.

Adjournment

There being no further business, the meeting was adjourned at 7:25pm

Respectfully Submitted,

Stephanie Luellen
Copper Rose Community Management,