

Creekside Homeowner's Association

Board of Directors

Meeting Minutes

2021

January 15, 2021

February 11, 2021

March 11, 2021

May 14, 2021

July 08, 2021

August 12, 2021

September 09, 2021

October 21, 2021

November 11, 2021

Creekside I & II Homeowners Association
January 14, 2021
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on January 14, 2021 Via ZOOM. Board Members present were Jeannie Tucker, Andy Pezzulo, and Martha Martin which constituted a quorum. Homeowners present none. Cyndi Sisk represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

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

II. Acceptance of Minutes

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

III. Financial Report:

~December 2020 Financial Reports: Martha Martin stated that the Association total Assets are at \$478,154.65, with of \$52,976.50 in checking. Prepaid owner Assessments at \$5,385.25, Reserve accounts multiple Cd's and money market accounts \$425,178.15, with Total Liabilities and Equity at \$478,154.65. **Andy Pezzulo made a motion to approve the December financials. Jeannie Tucker seconded the motion. Motion Passed. Jeannie Tucker made a motion to remove \$50,000 from the Alliance Money Market Account to purchase a ONE year CD at Alliance Where the interest rate is at .20%. Andy Pezzulo seconded the motion. Motion Passed.**

IV. Managers Report

~Cyndi Sisk stated that she is still working on getting bids for the block wall repair. Cyndi also reported she had obtained an email from a homeowner complaining about her neighbor's political sign still being up along with a flag being up that she finds offensive. A letter was sent to the homeowner about the political sign.

Gila Pools reported that someone has been throwing rocks into the pool. Martha Martin and Andy Pezzulo checked the security cameras and found that a young girl from the neighborhood has been throwing the rocks into the pool. We are now trying to find out where this young girl lives so that we may speak with the homeowners.

Meeting time has now been changed to 5:30 pm

V. Old Business/Ongoing Projects:

- **Rules and Regs.:** Tabled not ready to be sent to homeowners
- **Reserve study update:** Cyndi Sisk will obtain 3 bids for the Board

VI. New Business:

- A. Vote on Security Camera Policy-** Tabled
- B. Updated pool light proposal-**Cyndi Sisk to obtain a couple of more bids
- C. USPS mailbox replacement-**Cyndi Sisk has been calling the post office multiple times a day. She will keep calling.
- D. Bird spikes/nest under the Ramada-**Cyndi Sisk to find a handyman to install bird spikes
- E. B&C tow signs-**Cyndi Sisk to call B & C to find out why the signs have not been installed.
- F. Schedule Annual Walk thru with Copper Rose-**Cyndi Sisk will meet up with Board members the 3rd week in February to do an Architectural walk thru
- G. Annual meeting, Agenda, call 4 candidates, terms-**Cyndi Sisk to send out Call 4 candidates, Annual meeting will be at the pool, with all social distancing measures in place and also via Zoom.
- H. Plumbing repair for equipment room-**Cyndi Sisk to contact Greg to find out about pipe repair if he has a plumber to fix the pipes or who he would recommend.
- I. Discuss Sunland bid for filling cracks/spaces between road and curbs-**When the roads are sealed again someone from the board will walk with the company to mark pooling areas etc.
- J. Update on Pool-**Greg appears to be almost finished
- K. Pest control for Rodents-**Cyndi Sisk to contact Phil Brown to find out how to handle this.
- L. TPD at the annual meeting-**We will have TPD at the annual meeting as a quest speaker.
- M. Newsletter-Website-**Cyndi Sisk is going to start working on a newsletter for the community to updating homeowners with important information. She is also getting the website updated.

VII. Homeowner Concerns (2 Minute Maximum):

VIII. Next Meeting:

The next meeting will be the Annual Meeting on February 11, 2021 at 5:30pm.

IX. Adjournment

There being no further business, the meeting was adjourned at 6:33pm

Respectfully Submitted,

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



By the Board of Directors

*Approved @ February 11, 2021
BOD meeting*

Creekside I & II Homeowners Association
February 11, 2021
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on February 11, 2021 Via ZOOM. Board Members present were Jeannie Tucker, Andy Pezzulo, and Martha Martin which constituted a quorum. Homeowners present Charles Sublette, and Carol Sack. Cyndi Sisk represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 5:36 pm.

II. Acceptance of Minutes

~The January 14, 2021 Minutes were previously sent to the Board. **Martha Martin Made a motion to accept the January meeting minutes once the minutes were amended** to add the transfer of \$50,000 from the Alliance Money Market Account to purchase a ONE year CD at Alliance Where the interest rate is at .20%. **Jeannie Tucker seconded the motion. Motion Passed**

III. Financial Report:

~January 2021 Financial Reports: Martha Martin stated that the Association total Assets are at \$488,364.09, with of \$58,253.06 in checking. Prepaid owner Assessments at \$9,748.25, Reserve accounts multiple Cd's and money market accounts \$430,111.03, with Total Liabilities and Equity at \$488,364.09. Martha Martin reported that on the income/expense that the budget was off. Cyndi Sisk to speak to Toni the accountant Martha **Martin made a motion to approve the January financials. Jeannie Tucker seconded the motion. Motion Passed.**

IV. Managers Report

~Cyndi Sisk Asked if anyone knew of the hole in the concrete by the mail boxes at Haven and Catalina? No one knew anything about this hole in the concrete. Cyndi Sisk going to look into it. Cyndi Sisk also wanted to double check on which color could be painted on the garage doors.

V. Old Business/Onqoing Projects:

- **Rules and Regs.:** Martha Martin updated the Rules and Regs. We all read through the updated Rules and Regs. Made some adjustments. Jeannie Tucker made a motion for Martha to make the corrections. Martha Martin seconded the motion.
- **Reserve study update:** Obtained the bids tabled until March meeting
- **Security Camera Policy:** Tabled
- **Updated pool light proposals:** Cyndi Sisk stated that she was working to find and electricians for additional bids. Tabled
- **USPS mailbox replacement:** Can't get ahold of USPS tabled
- **Bird Spikes for pool area:** Tabled
- **B & C tow signs CRS 1:** Payment has been made Cyndi Sisk to contact B&C to have signs installed
- **Plumbing repair for equipment room:**

VI. New Business:

- A. Setting time and date to have CD Paperwork signed:** On Tuesday the 16th when the ARC walk thru.

B. Annual Meeting : Meeting changed to only ZOOM

C. Pool License: Cyndi Sisk to contact Pima County

VII. Homeowner Concerns (2 Minute Maximum):

A home owner asked if there was a rule about what could be hung on the gates, there was discussion about flags and talking to your neighbor.

Another homeowner stated that between 4:30 am and 6:00 am someone is driving down Oakbury Cir with their brights on.

VIII. Next Meeting:

The next meeting will be the March 11, 2021 at 5:30.

IX. Adjournment

There being no further business, the meeting was adjourned at 6:33pm

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
March 11, 2021
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on March 11, 2021 Via ZOOM. Board Members present were Jeannie Tucker, Andy Pezzulo, and Martha Martin which constituted a quorum. Homeowners present Bill Hale, Marcia Murton and Carol Sack. Cyndi Sisk represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 5:30 pm.

II. Acceptance of Minutes

~The February 11, 2021 Minutes were previously sent to the Board. **Martha Martin Made a motion to accept the February meeting minutes Jeannie Tucker seconded the motion. Motion Passed**

III. Financial Report:

~February 2021 Financial Reports: Martha Martin stated that the Association total Assets are at \$465,398.59 with of \$31,539.62 in checking. Prepaid owner Assessments at \$7,718.25, Reserve accounts multiple Cd's and money market accounts \$433,858.97 with Total Liabilities and Equity at \$465,398.59. Martha Martin questioned the IRS invoice payment where Copper Rose was to pay late fees. Cyndi Sisk stated she would look into it. **Martin made a motion to approve the January financials. Jeannie Tucker seconded the motion. Motion Passed.**

IV. Managers Report

~Cyndi Sisk Stated that the block wall was on schedule to be repaired along Bullrush lane.

V. Old Business/Ongoing Projects:

- **Reserve study update:** Obtained the bids tabled at this time
- **Security Camera Policy:** Tabled
- **Updated pool light proposals:** Tabled
- **USPS mailbox replacement:** Can't get ahold of USPS tabled
- **B&C tow signs CRS1-** Have been installed.
- **Plumbing repair for equipment room:** The repairs have been completed
- **ARC Walk thru reschedule-** March 19th at 9:00 am

VI. New Business:

- A. Re opening the pool-** although the city of Tucson is reopening their pools at this time the Board of Directors wishes to wait to get more information before moving forward to open the pool. There was much discussion regarding opening the pools
- B. Annual Meeting Updates:** to make sure homeowners send in their ballots for the annual meeting it was suggested to have their return ballot envelope marked with postage pre-paid
- C. Bird spikes:** There was much discussion of different ideas that could be used instead of bird spikes the board will meet with the handyman tomorrow morning (while he finishes the plumbing repairs) to discuss with him the different options. Tabled.

D. **Solar:** the solar panel which lite up the monument sign has been tampered with and parts stolen. Jeannie Tucker has some ideas to add a reflective devise behind the monument sign. Tabled

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

A home owner asked about neighbor watch program for each street.

VIII. **Next Meeting:**

The next meeting will be the April 22, 2021. Following the annual meeting

IX. **Adjournment**

There being no further business, the meeting was adjourned at 6:40pm

Respectfully Submitted,

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



APPROVED By the Board of Directors _____

Creekside I & II Homeowners Association
May 13, 2021
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on May 13, 2021 Via ZOOM. Board Members present were Martha Martin, Betsy Dunlap, and Carol Sack which constituted a quorum. Jeannie Tucker was absent with excuse. Homeowners present were Mason Burchfield and Carol Sowell. Cyndi Sisk represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 5:35 pm.

II. Acceptance of Minutes

~The March 11, 2021 meeting minutes were tabled until June 10, 2021. As Jeannie Tucker was absent and Carol Sack and Betsy Dunlap are newly elected board members.

III. Acceptance of Financial Report

~ Treasurer Martha Martin read through the financial report for April 2021. The Associations total assets \$477,891.02 with \$12,458.71 in checking. Prepaid owner assessments at \$8,428.25, Reserve accounts multiple Cd's and money market accounts \$465,342.31 with Total liabilities and Equity at \$477,891.02. Marta Martin inquired about the water bill on Cave Creek which was extremely high. Cyndi Sisk explained that there was an irrigation leak that a communication company had cut the line. Cyndi Sisk is looking into where exactly the leak was and which company did this to try and get reimbursed. Martha also inquired about the new street sweeping company, Speedy Sweeping bought Sunstate sweeping and will still come out quarterly, and keep the cost the same a Sunstate Sweeping. **Martin made a motion to approve the April financials. Carol Sack seconded the motion. Motion Passed.**

IV. Managers' Report

~Cyndi Sisk Stated at the end of Cave Creek and Oak bury Circle the area between the two association (Hacienda Del Rio and Creekside). Cyndi Sisk had contacted La Primavera to inquire about the two associations getting together to tidy that area up. Chip from La Primavera informed Cyndi that the area actually belongs to Hacienda Del Rio and that he walked the area with Hacienda Del Rio's Landscape chair and she agreed the dead cactus needs to be cleaned up. So Hacienda Del Rio will have this work done at no cost to Creekside. Martha Asked Cyndi if she had heard anything from any homeowners regarding the dog poop postcard that was mailed out to homeowners. She is going to look into possibly getting some poop stations for the heavily used areas.

Old Business/Ongoing Projects:

- **Reserve study update:** Tabled~
- **Security Camera Policy:** Tabled~
- **Updated pool light proposals:** Tabled~ Cyndi Sisk has recently found 2 new electricians she will be contacting them to give estimates.
- **USPS mailbox replacement:** Cyndi Sisk recently has gotten a new number to contact USPS. She is still working on trying to obtain new mail updated mailboxes for the community. Tabled
- **Bird Spikes:** Tabled
- **Monument Sign:** Tabled

New Business:

- **Schedule the 2nd ARC walk through for CRS1-** May 19th at 7:30 am
- **Schedule special meeting for new board members to review the boards' responsibilities, HOA Documents, Creekside "History" etc**—Martha Martin is emailing the new board members to figure out schedules to do a special meeting (by-laws 4.07) to discuss the associations CD's for staggering investments, quick overview of the reserve study and the proposed security camera policy.
- **Memorial for Mayor Walkup-** Tabled
- **Rules, review and approve**—Tabled
- **Newsletter**— Cyndi Sisk is going to start working on the Newsletter. Carol Sack brought up that she would like to see more socialization in the community. Cyndi Sisk explained some of the social activates that some of her other associations. After much discussion it was decided to have Carol Sack the Chair of the Activities committee. Homeowner Carol Sowell agreed to assist Carol Sack.

Homeowner Concerns (2 Minute Maximum):

Homeowner Carol Sowell expressed her concerns of all of the Rodents, packrats, and ground squirrels etc. that are invading the association. She has had a company come out and to try and get rid of them only for them to come back. The company that came out to look at the situation for her believe it is because we haven't had much rain in the past year.

Next Meeting:

The next meeting will be the June 10, 2021.

Adjournment

There being no further business, the meeting was adjourned at 6:40pm

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
July 8, 2021
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on July 8, 2021 Via ZOOM. Board Members present were Jeannie Tucker, Betsy Dunlap, and Carol Sack which constituted a quorum. Martha Martin, was absent with excuse. Homeowners present were Mary Anderson, Tea Honkanen. Cyndi Sisk represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 5:32 pm.

II. Acceptance of Minutes

~The May 2021 meeting minutes were approved by the Board

III. Acceptance of Financial Report

~ Treasurer Martha Martin was absent but had checked over the financials for June 2021, Martha Martin approved June 2021 financials via email. Betsy Dunlap asked where the electric company meters were located. Cyndi Sisk stated that the invoices have the addresses to where the meters were located. **A motion to approve the June 2021 financials. Carol Sack seconded the motion. Motion Passed.**

IV. Managers' Report

~Cyndi Sisk stated that Copper Rose had been hit again. A member of the Copper Rose family has just been diagnosed with Cancer, and that all of the managers were stepping in to help. Cyndi Sisk said she just wanted to keep the Board in the loop.

Old Business/Ongoing Projects:

- **Reserve study update:** Tabled~
- **Security Camera Policy:** Tabled~
- **Updated pool light proposals:** Tabled~ Cyndi Sisk has recently found 2 new electricians she will be contacting them to give estimates.
- **USPS mailbox replacement:** Cyndi Sisk stated she had gone out and counted the mailboxes and how many boxes were needed for each section. Carol Sack and Betsy Dunlap stated they would take the information Cyndi Sisk has gathered and go to the post office and get all of the information we need to obtain new mailboxes for the community.
- **Bird Spikes:** Tabled
- **Monument Sign:** Cyndi Sisk is having the electricians bid also on installing lights behind the monument sign. Running the electric from the pool area.
- **Memorial for Mayor Walkup:** Jeannie Tucker is working with the City and county to see what can be done and where.
- **Rules, and Regs. Review and approve:** Since Martha Martin was absent the Board decided to wait until Aug 2021 meeting to approve. Cyndi Sisk is going to resend to the Board before Aug 2021 meeting for everyone to review.

New Business:

- **Newsletter:** Cyndi Sisk sent out a draft of a newsletter which the Board added suggestions to changing some things in the newsletter. Regarding the irrigation change working from parking on the rocks to not parking on the decomposed granite. Carol Sack is going to send Cyndi Sisk

anything she wants changed pertaining to the social committee. Ideas for the social committee, yard sales, little block parties, are just a few ideas for the social committee has in mind. The Board is looking into landscape ideas, with trees, water harvesting, watershed, and getting homeowners involved and giving their input. Therefore it is a good idea to form a Landscape committee. Jeannie Tucker asked Betsy Dunlap asked if she was interested in being the Landscape Chair. Betsy Dunlap accepted. There was much discussion on how to get homeowners involved in being on the landscape committee. It was decided that the newsletter would be quarterly.

- **Landscape irrigation/water harvesting/etc.:** Cyndi Sisk is contacting some Landscapers to obtain bids
- **Gates, colors, style:** Jeannie Tucker stated that there seem to be some homeowners who are changing gates, and it looks to be time to set a precedence as to what style, color. Tabled until Aug 12, 2021 meeting.
- **Tree Trimming bid:** Made in the shade hasn't submitted his bid yet. Tabled
- **Parking:** There are concerns about the number of guest parking places. Some homeowners are parking in quest parking instead of in their garages. There was some discussion of ideas that could be done, Cyndi Sisk brought up the possibility of using parking permits. Tabled

Homeowner Concerns (2 Minute Maximum):

Homeowner brought up concerns regarding the garage door at 3518 Brookhaven. Cyndi Sisk sending a letter to the residents. The question was brought up what can you do if your neighbor has bushes or trees encroaching onto your property? Jeannie Tucker stated that you can trim back whatever is coming over your property.

Next Meeting:

The next meeting will be the August 12, 2021.

Adjournment

There being no further business, the meeting was adjourned at 6:58pm

Respectfully Submitted,

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



By the Board of Directors

*Approved at
Aug 12, 2021 meeting*

Creekside I & II Homeowners Association
August 12, 2021
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on August 12, 2021 Via ZOOM. Board Members present were Jeannie Tucker, Betsy Dunlap, and Martha Martin which constituted a quorum. Carol Sack, was absent with excuse. Homeowners present were Michael Block, Kim Hickenbottom, and Andy Pezzulo. Cyndi Sisk represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 5:33 pm.

II. Acceptance of Minutes

~Betsy Dunlap made a motion to accept the July 8, 2021 as presented. Jeannie Tucker seconded the motion. Motion Passed.

III. Acceptance of Financial Report

~ Treasurer Martha Martin stated that the association was on track with the budgeted monthly expenses, everything was in line. Martha Martin stated that according to the association balance sheet at this time there are 5 CD's, 2 money market accounts and a checking account, with total assets being at \$494,517.43. Prepaid owner assessments there is \$8,538.25, reserves, CD's, and Money market account there is \$472,549.82. With subtotal Equity being at \$13,429.36, Total Liabilities being \$494,517.43. **Jeannie Tucker made a motion to approve the July 2021 financials. Betsy Dunlap seconded the motion. Motion Passed.**

IV. Managers' Report

~Cyndi Sisk reported, the Creekside newsletter was completed and mailed out to homeowners on August 11, 2021. The Welcome letter for new residents is being worked on by Betsy Dunlap and Cyndi Sisk. Update on the ARC walk thru homeowners have been given an extension for repairs until October.

Old Business/Ongoing Projects:

- A. Reserve study update:** Martha Martin stated the last reserve study was completed back in 2013. There was some discussion about the 3 bids that were obtained. **Jeannie Tucker made a motion to accept the Bid from Reserve advisors who had performed the Reserve study back in 2013. Betsy Dunlap seconded the motion. Motion passed.**
- B. Security Camera Policy:** Cyndi Sisk is going to send over the security camera policy to Phil Browns office and see if they have any type of policy. Tabled~
- C. USPS mailbox replacement:** Betsy Dunlap had contacted the post office and found out that the association owns the mailboxes. Cyndi Sisk is going to email the board the link that Martha Martin had sent over previously. Betsy contacting the post office again so that we may find out pricing etc. Tabled.
- D. Bird Spikes:** Cyndi Sisk stated that the handyman initially working with her on the bird spikes/options has gone MIA. Cyndi stated that she had spoken to another handyman about spinners. Cyndi is going to contact Tim Schneider and get more information and pricing to see if this idea would work. Tabled
- E. Monument Sign:** Cyndi Sisk is going to obtain some more bids and look into possibly solar lighting for the monument sign. Tabled

- F. Memorial for Mayor Walkup:** Martha Martin expressed concerns regarding using HOA funds for a memorial, the board is going to come up with a something to put in the next newsletter to get the homeowners opinion. Jeannie Tucker is working with the City and county to see what can be done and where. Tabled
- G. Rules, and Regs. Review and approve:** Martha Martin and Betsy Dunlap are going to work together to make some adjustments to the Rules and Regs. And present them at September's meeting. Tabled
- H. Gates, colors, styles:** tabled
- I. Parking:** Jeannie Tucker noticed that on Greenlee there are 2 vehicles which have tow parking stickers on them from Town and Country association, Jeannie would like Cyndi Sisk to notify Town and Country that the vehicles are parked on City maintained roads and could not be towed by the association unless the City has them towed. There is also a tow truck that parks in a hard to see area at night Jeannie Tucker is going to follow up with this driver.
- J. Website:** Cyndi Sisk stated that the website was being updated. Martha Martin stated that the previous year's minuets should go in descending order or we should make file folders with that years minuets in the folder. Cyndi Sisk is going to speak to Martha Jones in the office to explain what needs to be changed on the website.

New Business:

A. Landscape

- a. Landscape committee:** Since the Newsletter went out the board will wait to see if anyone show interest in joining the Landscape committee. If we don't hear anything within 10 days Cyndi Sisk will send an email blast out to homeowners to try and get some interest. So that the committee can start with their ideas for the community. Tabled
- b. Update plant and tree list:** Once the committee is formed this will be one thing they will be working on. tabled
- c. Tree/palm tree bid:** the Board accepted the bid for tree and palm tree trimming from Made in the Shade. Cyndi Sisk is going to contact Danny and let him know that the bid was accepted. Cyndi Sisk will also send out a post card to homeowners explaining that Made in the Shade will be out to Creekside in September to trim the trees if the homeowners would like to get in on a substantial discount for having their trees trimmed at the same time to call Made in the Shade to set an appointment with them.
- d. Landscape bids:** The Board is going to come up with questions or statements we want to submit to Landscape companies bidding for the Association. Once we get some guidance for what the Board is looking for when it comes to new landscape companies. Tabled.

Homeowner Concerns (2 Minute Maximum) there was no homeowner concerns at this time.

Next Meeting:

The next meeting will be the September 9, 2021.

Adjournment

There being no further business, the meeting was adjourned at 6:58pm

Respectfully Submitted,

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



APPROVED

By the Board of Directors *_Approved 9/09/21 Meeting*

Creekside I & II Homeowners Association
September 9, 2021
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on September 9, 2021 Via ZOOM. Board Members present were Jeannie Tucker, Betsy Dunlap, Martha Martin, and Carol Sack which constituted a quorum. There were no homeowners present. Cyndi Sisk represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 5:33 pm.

II. Special Guest: Catlow Shipek and Luis Salgado from Watershed Management

~ Catlow Shipek and Luis Salgado from Watershed Management gave a presentation regarding the different ways the association can save rain water in small basins in the association.

III. Approval of Minutes

~ Martha Martin reported why the Minutes on the website were not signed by the President. Cyndi Sisk stated that since we have been doing ZOOM meetings it has gone by the wayside. Martha Martin suggested that when meeting minutes have been approved we put the date they were approved in the signature slot. **Jeannie Tucker made a motion to approve the August 12, 2021 meeting min. Martha Martin seconded the motion. Motion passed**

IV. Acceptance of Financial Report

~ Treasurer Martha Martin stated that the association was on track with the budgeted monthly expenses. She reviewed financial statements, reports and invoices. Total assets are \$495,928.86. **Jeannie Tucker made a motion to approve the August 2021 financials. Betsy Dunlap seconded the motion. Motion Passed.**

V. Managers' Report

~Cyndi Sisk reported, we gave homeowners until October to complete their Architectural repairs. Cyndi Sisk stated that she and Jeannie Tucker and any other Board member were going to do another walk to see who had completed their work and who hadn't. This is also another way for us to look at homeowners gates and decide on gates style, color, etc.

Old Business/Ongoing Projects:

- A. Security Camera Policy:** Martha Martin read the Preamble for the Security camera policy. After some discussion this is tabled.
- B. USPS mailbox replacement:** Betsy Dunlap contacted the post office again to find out more information and this time they stated that the post office owned the mailboxes in Creekside. They showed her the new mailboxes which are more secure than the old mailboxes. Betsy is going to be getting in touch with them again to find out our next step so we can get new mailboxes for the association. Tabled.
- C. Bird Spikes:** Cyndi Sisk stated that the handyman she is contacting is backed up at this time but she will be reaching out to him again. Tabled
- D. Monument Sign:** Tabled
- E. Memorial for Mayor Walkup:** Tabled

- F. Rules, and Regs. Review and approve:** Cyndi Sisk is going to contact the attorney to see if we need to add anything to the rules and regs pertaining to service dogs in the pool area to the rules and regs. Tabled
- G. Gates, colors, styles:** tabled
- H. Parking:** Carol Sack expressed her concerns regarding homeowners who park in the guest parking on Brookhaven instead of parking in their garage. The Board shared a letter/research previously written by a homeowner regarding parking. After much discussion it was decided to add some quest parking signs showing that the parking places are for guest/visitors to see if that helps with the situation.
- I. Landscaping:** Cyndi Sisk will contact the landscapers again to have these plants removed. Martha Martin and Betsy Dunlap created Landscape Guidelines to be sent out to all the landscape companies to obtain bids from. There were some revisions that need to be made on the document. **Martha Martin made a motion that once these revisions are made that the Landscape Guidelines be emailed to the landscapers that we want to obtain bids from. Jeannie Tucker Seconded the motion. Motion Passed.**

New Business:

- A. Speedbump at the Entrance of Creekside II:** The entrance to Creekside II has become a dangerous place lately people are speeding into the Creekside II. Cyndi Sisk is going to obtain a bid from Sunland to install a speedbump just inside the transition into Creekside II.
- B. Sign:** There is a sign post at the entrance to Creekside II that has several signs (slow speed bumps, towing sign, speed limit sign and a no soliciting sign) attached these signs are hidden behind a Texas Ranger. Cyndi Sisk is going to find a handyman to help move the sign for better visibility.

Homeowner Concerns (2 Minute Maximum) Carol Sack requests that 2 bushes in front of her home be removed.

Next Meeting:

The next meeting will be the October 14, 2021.

Adjournment

There being no further business, the meeting was adjourned at 7:42pm

Respectfully Submitted,

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



By the Board of Directors Approved at October 14, 2021 Meeting

Creekside I & II Homeowners Association
October 14, 2021
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on October 14, 2021 Via ZOOM. Board Members present were Jeannie Tucker, Betsy Dunlap, Martha Martin, and Carol Sack which constituted a quorum. There were several homeowners present. Cyndi Sisk represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 5:30 pm.

II. Approval of Minutes

~ Martha Martin had emailed some grammatical corrections from the September 9, 2021 meeting minutes, **Martha Martin made a motion to approve the September 9, 2021 meeting min. with the revisions made. Jeannie Tucker seconded the motion. Motion passed**

III. Acceptance of Financial Report

~ Treasurer Martha Martin stated that the association was on track with the budgeted monthly expenses. She reviewed financial statements, reports and invoices. Total assets are \$495,011.36. **Jeannie Tucker made a motion to approve the September 2021 financials. Betsy Dunlap seconded the motion. Motion Passed.**

IV. Managers' Report

~Cyndi Sisk stated that a date for the ARC walk thru check needed to be set. Cyndi and the Board decided to meet on November 12th at 10:00 am.

Old Business/Ongoing Projects:

- A. Security Camera Policy:** is ready to be signed and sent to homeowners.
- B. USPS mailbox replacement:** Betsy Dunlap contacted the post office again she found out that the mailboxes at Creekside are on post offices list to be replaced. There is no time table as to when this will take place.
- C. Bird Spikes:** Cyndi Sisk tabled
- D. Monument Sign:** Tabled
- E. Memorial for Mayor Walkup:** Tabled
- F. Rules, and Regs. Review and approve:** Jeannie Tucker made a motion to accept the Rules and Regs. Martha Martin seconded the motion. Motion passed.
- G. Gates, colors, styles:** tabled
- H. Parking:** after much discussion of the many different options. Tabled
- I. Landscaping:** Cyndi Sisk emailed out the landscape guidelines to 7 landscape companies which had previously sent in bids. The board wanted the companies to bid knowing what the board was expecting in landscaping. The board discussed the bids received. It was decided to contact some references that the landscape companies had sent in.

New Business:

- A. Termite/pest inspection at the Ramada/pool:** Cyndi Sisk is going to contact some pest control companies and get bids. tabled
- B. Status of sand replacement in the pool:** Cyndi Sisk asked Greg's unique pool when the sand was going to be replaced, he was putting us on the books for 2 weeks out.

- C. **Vote on CD per email sent 9/13/21:** Martha Martin made a motion to roll over the current CD for another 13 months at .45%. After some discussion on CD' percentage and timing. Betsy Dunlap seconded the motion. Motion passed
- D. **Update on 3518 Brookhaven:** A homeowner that lives on Brookhaven stated that the home is going into probate there is nothing the HOA can do. The Board knows that this home is in disarray and is falling apart at this time there is nothing anyone can do at this time.
- E. **2022 proposed budget:** Tabled
- F. **3461 Nandina request to rent home:** the homeowner had sent in a letter with her request. She explained her situation and the board asked some questions. Tabled until executive meeting can be set.
- G. **3542 N Briarwood Dr. ARC request for gutters:** the request for gutters is approved.
- H. **Solar Panels:** Exploring options to possibly have solar panels installed at the pool for the associations electric and to heat the pool.
- I. **Newsletter subjects:** keys for mailboxes, security camera policy, homeowners have homes inspected for termites, parking in garages, Rules and regs update, homes in disrepair. Garage sale
- J. **Garage sale:** December 4, 2021

Homeowner Concerns (2 Minute Maximum)

Next Meeting:

The next meeting will be the November 11, 2021.

Adjournment

There being no further business, the meeting was adjourned at 7:16pm

Respectfully Submitted,

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



By the Board of Directors *Approved at 11/11/21 meeting*

Creekside I & II Homeowners Association
November 11, 2021
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on November 11, 2021 Via ZOOM. Board Members present were Jeannie Tucker, Betsy Dunlap, Martha Martin, and Carol Sack which constituted a quorum. There were several homeowners present. Cyndi Sisk represented Copper Rose Community Management. Business was conducted as follows:

I. Call to Order:

The meeting was called to order at 5:36 pm.

II. Approval of Minutes

~ Jeannie Tucker made a motion to approve the October 14, 2021 meeting min. as presented. Betsy Dunlap seconded the motion. Motion passed.

III. Acceptance of Financial Report

~ Treasurer Martha Martin reported the total assets at \$502,588.63, there is \$5,758.25 in prepaid owner assessments, \$482,067.99 in reserves, and \$14,762.39 in Subtotal equity, total liabilities and equity being \$502,588.63. **Carol Sack made a motion to approve the October 2021 financials. Betsy Dunlap seconded the motion. Motion Passed.**

IV. Managers' Report

~Cyndi Sisk gave an updated report on:

- A. Update on Reserve Study- We just received the Reserve study report this morning.
- B. Status of Attorney's response re renting a home. Cyndi Sisk had emailed the attorney's response to the board.
- C. Pool equipment room Sand replacement Greg stated that it would be completed in the next couple of weeks
- D. Removal of baby palm trees growing by the pool pump room. The landscapers have started removing the baby palm trees.
- E. Irrigation bids. To be done
- F. Termite/pest control treatment at the pool will be don on November 16th 2021 at 10:30am
- G. Date for mailing newsletter, rules and regs. and security policy all to be mailed out to the homeowners next week.
- H. Website update the website will be updated next week
- I. Confirm pool janitors on winter schedule.

Old Business/Ongoing Projects:

Reserve Study: Martha Martin made a motion to look at and review the Reserve study at December's meeting giving everyone a chance to look at the reserve study.

A. Budget 2022—Jeannie Tucker made a motion to review the 2022 budget at the December meeting once everyone has had a chance to review the Reserve Study. Martha Martin seconded the motion. Motion passed

B. Landscapers vote: There was much discussion surrounding the 3 companies the board had narrowed down to choosing, they discussed the references which were called by board members, and the scope of each companies work. Along with what the board needs to do to stay on top of whichever landscape company. After much discussion Martha **Martin made a motion to accept Complete Landscaping's bid. Betsy Dunlap seconded the motion. Motion Passed.** Cyndi Sisk is contacting

Complete Landscaping to see if they can now take on Creekside and give them their full attention and to set up a walk thru with who the person will be to oversee Creekside. **Martha Martin made a motion to develop a definition of what exactly the landscape chair will do. Jeannie Tucker seconded the motion. Motion passed.**

- C. **Solar lights:** the Board is meeting at the monument sign after the meeting to plug in some lights to high light the monument sign. **Tabled until we see if the lights work for what we want them to do.**
- D. **Pool Solar:** Betsy Dunlap will be obtaining bids for solar to heat the pool.
- E. **Mailboxes:** New mailboxes have been installed on Oakbury and Charter Oak.
- F. **Bird Spikes:** tabled

New Business:

- A. **Adding Parking spaces along Bullrush:** There are 2 common areas A & B on the southwest side of the association. That could possibly be used as additional parking. Contact Sunland to have them take a look at the space and see if it can be used as additional parking.
- B. **Sunland walk through to check for possible repairs, cracks and seal coat:** Jeannie Tucker is going to look at the roads.
- C. **Parking Survey:** Martha Martin is going to send out a parking survey that was used a couple of years ago.
- D. **Signs-** Missing or leaning: Look at when we are doing the ARC walk.

Homeowner Concerns (2 Minute Maximum)

Next Meeting:

The next meeting will be the December 9, 2021.

Adjournment

There being no further business, the meeting was adjourned at 6:16pm

Respectfully Submitted,

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



By the Board of Directors _____