

Creekside I & II Homeowners Association
July 7, 2022
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on June 2, 2022 Via ZOOM. Board Members present were Jeannie Tucker, Betsy Dunlap, and Chris Renner, which constituted a quorum. Carol Sack was absent. Stephanie Luellen 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. Approval of Minutes

Carol Sack made a motion to approve the June 2022 meeting minutes. Jeannie Tucker seconded the motion. Motion passed.

III. Acceptance of Financial Report

The financials were sent to the Board prior to the meeting. Carol Sack gave a brief report on the financials. Betsy Dunlap reviewed the electric bills since the new pool pump was installed and has already seen a reduction in the TEP bills. Jeannie Tucker made a motion to approve the June 2022 financials. Betsy Dunlap seconded the motion. Motion Passed.

IV. Landscape Committee:

Betsy Dunlap met with Mekiah and walked Creekside 1, Betsy noticed that the Pool had a lot of weeds. Betsy has made a punch list for the landscapers and they will work on the punch list first, which means some general maintenance might not get done that day. There has been a lot of irrigation leaks, Gabriel has fixed several of them, and he had to fix one a couple of times. Betsy watch him fix a leak by Jeannie's house and watched him replace the line up to her property. Betsy and the Landscape Committee has been working on a plan for planting, they measured some areas to make sure the plants they chosen or will fix in those areas. Betsy pointed out there are several empty/dirt spaces that really need plants. Carol had also reported seven (7) irrigation leaks in one day. A bush was also removed but the water was not capped off so water has been running down the street. Mekiah has capped it off.

Old Business/Ongoing Projects:

- A. **Parking issues**—There was a discussion about putting together a parking committee, the committee could put friendly notices on the cars that are parking in the guest parking. We also talked about sending out “Welcome letters “to new owners to make sure they understand the rules and regulations.
- B. **Newsletter**—We have started to collect new topics for the next newsletter. We hope to get have it done for August/September. Chris would send in another article for the newsletter and is happy to help by doing research on important topics for the newsletter. So far we have discussed tree trimming, mistletoe, parking and crime.
- C. **Social** – We have had some people who have been sick and out of town, because Covid is on the rise we have decided that any social activities should be put on hold for now.

New Business:

- A. **Bids** –Board has reviewed three bids to repair the irrigation. Board is leaning towards one company but wanted to see what their bid for Creekside 2 to make sure no one tried to pad the bid to make up any losses from underbidding Creekside 1. The Board will approve via email after they see the bid for Creekside 2.
- B. **Drainage** – Stephanie will ask Phil Brown to send out a letter to the owners regarding the drainage issue.

Homeowner Concerns (2 Minute Maximum):

Homeowner mentioned that the Oleanders in his area was removed a while ago and now it's just dirt and a stump in his area. Board asked Stephanie to have Dan with Made in the Shade remove the stump and Betsy will discuss what to plant in that area. Several homeowners have been calling and reporting irrigation leaks and we have had a few complaints regarding the weeds.

Next Meeting:

The next meeting will be the August 11, 2022.

Adjournment

There being no further business, the meeting was adjourned at 6:45pm

Respectfully Submitted,

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



By the Board of Directors _____