

Creekside I & II Homeowners Association
August 10, 2023
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on August 10, 2023 Via ZOOM. Board Members present were Jeannie Tucker, Carol Sack and Chris Renner, 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 5:32 pm.
- II. Approval of Minutes: June meeting minutes reviewed prior to the meeting. Carol Sack made a motion to approve the May's meeting minutes. Chris Renner seconded the motion. Motion passed.
- III. Acceptance of Financial Report: Carol Sack has reviewed the financials from January to July and her report is listed below.
 - Our assets have decreased \$5,262 since June 2023 with a July balance of \$461,817.28
 - Our expenses are running over budget year-to-date due to increases in both our landscaping and pool contracts, Creekside I & II insurance expense, repeated water leaks in our pool resulting in extremely large water bills, pool repairs and now over \$5,000 in tree removal expenses due to the two recent storms.
 - Net income to date is a negative \$19,072.67.
 - Due to inflation, the cost of janitorial supplies, pool supplies and general maintenance expenses are also projected to be over the budgeted amount in our current budget.
 - Remaining expenses are in line with year-to-date projections.
- IV. Committee Reports:
 - Landscape Committee – The first big monsoon storm took out two big trees. One was a community tree by the mailboxes off of Briarwood, the other tree was a county tree. The county tree fell on the community wall and took out about 40 ft. of wall. Jeannie has been in contact with the flood control department, they have already been out to remove the tree but we do not know when the county will be out to repair the wall. The second storm was worse, we lost another tree and another county tree fell on the wall a second time and did more damage. The Board has discussed and approved a tree replacement program, some trees will not be replaced depending on the location.
 - Social Committee – It is still too hot to have any social activities.
 - Newsletter – The Board start sending in their topics for the August newsletter.
 - Parking Committee– Tabled.
- V. Old Business/Ongoing Projects:
 - a. Website update – Jeannie has updated the website and will get with Stephanie to show her how to keep it updated.

- b. ARC Walk – The entire association has been inspected and letters will go out as soon as possible.
- c. Hacienda Del Rio – Hacienda Del Rio will be taking care of their property behind the homes in Creekside II. Hacienda Del Rio will be putting up no trespassing signs so please pay attention to the no trespassing signs.
- d. Grills and Gates – We are waiting for the attorney to verify the information so we can send it out to the community.

VI. New Business:

- a. General Site visit – Stephanie was out with Jeannie to do a general site inspection. We noticed a few homeowner trees that are in need of trimming and we noticed a lot of roofs had damage to them.
- b. Pool lights – Some of the pool lights were damaged during the last storms. Stephanie will get the electrician out to fix them.
- c. Pool Handrails – Handrail covers have been ordered and delivered. Stephanie will drop them off at Carol Sacks house.

VII. Homeowner Concerns (2 Minute Maximum): Nothing to report.

VIII. Next Meeting: The next meeting will be September 14, 2023.

IX. Adjournment: There being no further business, the meeting was adjourned at 6:08pm.

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