

Creekside I & II Homeowners Association
October 12, 2023
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on October 12, 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 5:31 pm.

II. Approval of Minutes:

September meeting minutes reviewed prior to the meeting. Carol Sack made a motion to approve the August meeting minutes. Chris Renner seconded the motion. Motion passed.

III. Acceptance of Financial Report:

Carol emailed her financial report to all Board members prior to the meeting, Carol's report is attached to these minutes. With no questions asked the financials were approved as submitted.

IV. Committee Reports:

Landscape Committee:

Jeannie is working with Rob at Extraordinary Tree Service. He will be handling our tree replacement program. He will be picking, purchasing and planting new trees. Jeannie is also working with Santa Rita Landscaping to start the plant replacement, some of the plants we selected are not available right now and those might have to wait until next Spring.

Jeannie discussed the bids for the tree trimming.

Chris made a motion to approve the bid from Rob at Extraordinary Tree Service to trim the community trees and the bid from RO Tree Service to do the palm trees. Carol seconded the motion. The motion passed.

The community tree trimming will start on October 18, those trees will be trimmed by Rob at Extraordinary Tree Service. The palm trees will be done on October 24 by RO Tree Service.

Social Committee:

The committee is meeting next week and is hoping to have something planned for November, when it is cooler outside.

ARC Committee:

Stephanie has received a lot of communication from the letters that were sent. Some have complied, some need additional information and some felt we might have written down the wrong address. Stephanie has made notes and will meet with Chris in a couple of weeks to do the re-inspection.

Newsletter:

The Board will send in their topics for the next newsletter.

V. Old Business/Ongoing Projects:

- a. Design guidelines have been approved by the HOA attorney and will be sent out to all homeowners.
- b. Bulletin board will be getting updated. We have a wonderful welder that is going to update the bulletin board. Stephanie will be out to post the updated pool license and meeting notices.

VI. New Business:

- a. Pump Room – We will be adding metal mesh to the open window in the pump room to keep the critters from getting and chewing the wires for the pool equipment.
- b. Pool building painting – Jeannie and Stephanie will meet with the vendor so we can make sure they understand the scope of work we are requesting. We have some damaged stucco that we need to get repaired and we do not want them to paint the metal awnings.

VII. Homeowner Concerns (2 Minute Maximum):

Homeowner made a comment about the wall, they did a great job fixing the wall. Homeowner also asked the Board to consider increasing the dues this year to make sure we keep up on the reserves.

VIII. Next Meeting:

The next meeting will be November 9, 2023.

IX. Adjournment:

There being no further business, the meeting was adjourned at 6:09pm.

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