

Creekside I & II Homeowners Association  
September 26, 2023  
Board of Directors Meeting  
Minutes

A meeting of the Board of Directors was held on September 26, 2023 Via ZOOM. Board Members present were Jeannie Tucker 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 5:30 pm.
- II. Approval of Minutes: August meeting minutes reviewed prior to the meeting. Jeannie Tucker made a motion to approve the August meeting minutes. Chris Renner seconded the motion. Motion passed.
- III. Acceptance of Financial Report:  
Tabled
- IV. Committee Reports:  
  
Landscape Committee – Jeannie has been working with Santa Rita to get the irrigation leaks fixed and to coordinate the plant replacement project. We will only be working on a couple of streets at a time to make sure the proper plants are planted. Blue Stake has been out and has marked the utilities lines around the common area wall, looks like they will be out to fix the wall soon.  
  
Social Committee – Tabled  
  
Newsletter – The Board thanked Stephanie's assistant for the good job she did on the last newsletter. The Board will start sending in articles for the next newsletter.
- V. Old Business/Ongoing Projects:
  - a. Handrail – The covers are in and Jeannie will meet Stephanie at the pool to put them on.
  - b. ARC letters – Stephanie has received a lot of feedback. Some have finished their work, some had questions and a few were able to send in photos showing that their violation has been taken care of. Chris and Stephanie will do a follow up inspection towards the middle of October.
- VI. New Business:
  - a. Bid to paint the ramada – Board discussed the bid to paint the ramada, Jeannie would like to meet with Arizona Painting Company to make sure they understand what we want done.
  - b. Lighting at the pool – Jeannie will look for some new light fixtures for the pool area. The globes are easily broken.
  - c. Bulletin Board – We will have the bulletin board restored so we can start using it again.
  - d. Hacienda Del Rio – The community next to Creekside 2 has posted no trespassing signs, so please be mindful of that area.
  - e. Pool Gate – Stephanie received reports of the pool gate not locking and sent a handyman to fix it. The handyman called Stephanie to report that

someone strong must be yanking on the gate and it has caused damage. The gate has been fixed for now, the handyman will put new hardware on the gate next time we call him out.

- f. Trees – Jeannie screen shared a tree work comparison spreadsheet detailing the three tree bids for community tree work, tree removals, perimeter storm cleanup and palm trees trimming. It was reviewed, discussion followed and voted on unanimously and approved. We have two new tree service companies coming out. Rob with Extraordinary tree service was approved to trim community trees, remove sick/damaged/hazardous trees and take care of some perimeter storm damaged trees. RO was approved to trim the palm trees.

VII. Homeowner Concerns (2 Minute Maximum):

VIII. Next Meeting: The next meeting will be October 12, 2023.

IX. Adjournment: There being no further business, the meeting was adjourned at 5:50pm.

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