

Creekside I & II Homeowners Association
December 14, 2023
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on December 14, 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:
November meeting minutes reviewed prior to the meeting. Carol Sack made a motion to approve the November's 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, Carols report is attached to these minutes. With no questions the financials were approved as submitted.

- IV. Committee Reports:

Landscape Committee:

The prickly pear by the pool is in the process of being removed and the landscapers will remove the big rock next to the ramada so the building can be painted. We are waiting to get a bid to repair the hole in the ramada's stucco. Jeannie is continuing to work with Santa Rita to get the issues with the irrigation fixed. Metal screen for pump room has been installed and will naturally rust over time. Stephanie has requested our janitor to clean out the pump room, it is full of debris. We add a little "roof" over the bulletin board to keep the water out, we are now looking for someone to clean and repair the inside of the bulletin board. Jeannie has a rock placed outside of the pool area near the gate to keep people from opening the gate so wide it stretches the springs.

ARC Committee:

Stephanie has been updating the master sheet and will have the second reminder letters out by the end of the month. Chris and Stephanie will meet and do the third inspection before spring.

Social Committee:

The committee is planning on having an exchange/donate mixer. This will be where people can donate items they no longer need or pick up something they need that others are getting rid of. The committee is planning on having something in December but the actual date has not been set yet.

Newsletter:

The Board has asked management to have the newsletter out by the end of this month. Stephanie will make sure one gets sent out by the

V. Old Business/Ongoing Projects:

- a. Ramada Paint bid – Arizona Paint Company will start work on January 2nd.
- b. New pool company – Gila Pools found our leak; we had 4 skimmer baskets leaking. The water bills are already showing a decrease.
- c. Curb Repair – The Board has approved a bid to repair the curb where the big tree fell. Jeannie met with the vendor and asked them to also remove all of the excess dirt to level out that area.

VI. New Business:

Taking care of all the old business before we take on any new projects.

VII. Homeowner Concerns (2 Minute Maximum):

Homeowner thanked the Board for increasing dues, he felt it was much needed. He also reported that there are broken lights at the pool. Jeannie let him know that we are going to be replacing the lights soon.

Homeowner asked a question about the permitter clean up and the storm damage. Homeowner wanted to know why we did not file a claim for the storm damage. Stephanie reported that the deductible is \$10,000.00 and all storm damaged that we suffered were basically trees falling which is not covered anyway. Homeowner and Jeannie also discussed having the county to come out to cleanup the debris in the area that backs up to our association.

VIII. Next Meeting:

The next meeting will be January 11, 2023.

IX. Adjournment:

There being no further business, the meeting was adjourned at 6:06pm.

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