

Creekside I & II Homeowners Association
November 9, 2023
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on November 9, 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:
October meeting minutes reviewed prior to the meeting. Jean Tucker made a motion to approve the October's meeting minutes. Chris Renner seconded the motion. Motion passed.

- III. Acceptance of Financial Report:
Financials were tabled, they were not ready in time for this meeting. Stephanie will email them to the Board members and Carol will send her report when its ready.

- IV. Committee Reports:

Landscape Committee:
Jeannie has been working with the irrigation team at Santa Rita Landscaping to get the irrigation leaks fixed. They should be providing a map detailing where the valves are. Because we are having so many issues with the irrigation, we are hesitant to proceed with the plant replacement project. Jeannie will work on breaking the project down to smaller sections but we can't proceed with the plant replacement program until we know that the irrigation is working. Jeannie worked with Rob at Extraordinary Tree Service to get the community trees trimmed. The community lost several trees due to bark beetles and the monsoon storms and we may lose a few more due to tree health issues. Jeannie also worked with RO Tree Service; they trimmed the community Palm trees.

ARC Committee:
Chris Renner and Stephanie did a re-inspection and were happy to see that several people had already complied and corrected their violations. We still have a lot of white parapets throughout the community. The committee enjoyed meeting more homeowners as they were walking around the community. The second set of letters will be sent out next week, the next inspection has not been set up yet.

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 discussed topics for the next newsletter. Guest parking around the holidays, leash laws and we will be covering topics out of the CC&R's.

V. Old Business/Ongoing Projects:

- a. Ramada Paint bid – The bid for Arizona Paint Company has been approved, but we need to meet with them before they start so we can make sure they understand what we do and do not want painted. Stephanie and Jeannie have a meeting with Kyly from Arizona Paint Company next week and will go over the scope of work.
- b. Metal screen for pump room. – We are hoping this will be done some time next week. After the mesh is put up, we will have the pump room cleaned out.
- c. New pool company – Gila Pools has started to maintain the pool. We have a water leak up at the pool and hopefully they can help us find it.
- d. Hacienda Del Rio Update – Hacienda Del Rio was supposed to be cleaning up their area that backs up to Creekside II, Stephanie has reached out to their HOA manager and is waiting to hear back.
- e. Crime report – There was a truck with a trailer parked off of Greenlee for several weeks, they have finally moved. We are still having issues with dogs off leashes, please make sure you are following the leash laws while walking your pets in Creekside I&II. If you see something please say something! If it's not an emergency, please call the non-emergency number. Please call 911 if you see anyone in the area that doesn't belong in the community.
- f. Plumbing issues at the bathrooms – Management received a report that the water was shut off at the bathrooms but people were still using the bathrooms! Cleaning people called to report the issue. Plumb Plumbing came out and fixed the pressure regulator valve.

VI. New Business:

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

VII. Homeowner Concerns (2 Minute Maximum):

Homeowner pointed out that some documents on the community website has not been updated. Board will work with Stephanie to update those items. Homeowner also wanted to make sure that the roads are being maintained.

VIII. Next Meeting:

The next meeting will be December 14, 2023.

IX. Adjournment:

There being no further business, the meeting was adjourned at 6:28pm.

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