

Creekside I & II Homeowners Association
February 8, 2024
Board of Directors Meeting
Minutes

A meeting of the Board of Directors was held on February 8, 2024 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 5:31 pm.

- II. Approval of Minutes:
January meeting minutes reviewed prior to the meeting Chris Renner made a motion to approve the January's meeting minutes. Jeannie Tucker seconded the motion. Motion passed.

- III. Acceptance of Financial Report:
January and February's financials were not ready at the time of the meeting. Stephanie will send the reports to Carol and will have the report ready for the next meeting.

- IV. Committee Reports:
Nothing to report

Landscape Committee:

Jeannie and Stephanie have met with Santa Rita Landscaping regarding some concerns with the irrigation. Santa Rita is sending someone from their irrigation department to inspect the irrigation. Board wants to make sure that everything is working correctly before we start the plant replacement. Jeannie and Stephanie will also meet with the landscaping department to make sure we are all on the same page. Jeannie also reported that the bulletin board is almost ready for use; we need to replace the back with a better weather resistance metal.

ARC Committee:

Stephanie is still working on sending the second inspection letters, some were intent to fine; meaning they have already received two notices. Chris and Stephanie will meet and do the third inspection before spring. Jeannie has worked with Dunn Edwards to update our new community for the gate and grills. Jeannie also explained why our approved community colors for the house, trim and garages are not online; these colors are a custom color and not a regular Dunn Edwards color. Stephanie will email the updates to all homeowners.

Social Committee:

No new report

Newsletter:

The newsletter is almost ready and will be sent to all Board members for approval before it is sent to all homeowners.

- V. **Old Business/Ongoing Projects:**
All old projects have been completed except for the ramada. Jeannie will meet with the painters to have a few corrections done and will give approval to pay.
- VI. **New Business:**
Annual Meeting – We are still waiting for people to answer the Call for Candidates to join the Board. Stephanie has talked to a couple of homeowners but no one has asked to have their name added to the ballot; Annual Packets will be mailed out on February 17. Jeannie is reaching out to the Wildlife Game and Fish to be our guest speaker at the Annual Meeting.
- VII. **Homeowner Concerns (2 Minute Maximum):**
Martha reported that the flood lights on the NE corner are out and will send a photo to Stephanie. Jeannie has mentioned that we are looking into updating the lights around the pool, hail from the last monsoon broke some of the globes. Andy mentioned to keep in mind the dark sky policy when shopping for new lights. Martha asked if the Board has any plans to paint the perimeter wall. This will be put on the list for future projects.
Martha also asked the Board if they will be getting the roads inspected. Jeannie and Stephanie received a quote from BNR Asphalt and Sunland Asphalt; Stephanie will ask Craig to come back out to re-inspect.
- VIII. **Next Meeting:**
The next meeting will be April 11, 2024.
- IX. **Adjournment:**
There being no further business, the meeting was adjourned at 5:58pm.

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