

The Farm at Creekside HOA Regular Board Meeting of December 17, 2015

Date of Meeting: Thursday, December 17, 2015
Place of meeting: Chili's restaurant, S. Hover Rd.
Time: 6:00 p.m.
Closed: 8:30 p.m.
Minutes Prepared by: Rosalyn Weller, HOA Secretary

Board Members in Attendance:

| | |
|-----------------|-------------------|
| Bilge Birsoy | President |
| Alan Olson | Vice President |
| David Weinberg | Treasurer |
| Rosalyn Weller | Secretary |
| Robert Taylor | Director at Large |
| Heather Staples | Director at Large |

Board member absent with notice: Sharon Steele, Director at Large

Homeowner in Attendance:

Darren Winkelhake – provided information about possibility of adding solar lighting to our HOA entrances

Agenda:

1. Improving the neighborhood entrances

- a. HOA-initiated lighting
 - i. The Acting Maintenance Manager provided an estimate from the City of Longmont for extending service to power our entrances so that we could light our monuments (with our FAC name) at the corners of Creekside and Sunset (1 side), and Creekside and Plateau (2 sides): about \$6100 at each of the 2 corners, plus permit fees
 - ii. The Maintenance Manager provided an estimate from 1 electric company for providing lighting on our monuments at each of the 3 entrances: about \$2000 @ 3 sites = \$6000
 - iii. The board decided that the cost of electric lighting of the monuments was too high for us to pursue
 - iv. The board decided to pursue the less expensive option of solar lighting of our monuments; a director volunteered to find out more specifics about what would be required and the costs
- b. City of Longmont-provided lighting

- i. A director asked whether the City of Longmont could provide a streetlight at the dark corner of Plateau and Creekside
 - ii. The Maintenance Manager subsequently contacted Longmont about this, and was informed that the city will be installing a streetlight in that location.
- c. Weeding and plantings
 - i. A director requested that next year we have our lawn service hand-weed the ground-cover perennials in front of our monument at the corner of Creekside and Sunset
 - ii. A director requested that we consider having some annuals planted in the same location for color and some day lilies planted in the mulched area of the Eagleview Circle island should we find that the sprinkler heads still work in that region

2. Adding electrical outlets for events at the Eagleview Circle island

- a. Rationale: to have power for our HOA events such as the Oktoberfest (e.g., for crock-pots heating chili) and possibly have one of our evergreens decorated with LED holiday lights.
- b. The Maintenance Manager presented 2 quotes with one (the more detailed one) twice the other. The company with the less expensive quote was subsequently contacted and asked for a more detailed quote, to make sure that both quotes covered the same details. It was also suggested that a 3rd estimate be obtained. One of the directors later provided the name of a 3rd business to be contacted.

3. Enforcement of the Property Guidelines

- a. Ongoing issues
 - i. “Lobster” trailer in driveway – despite this homeowner’s previous assurance that the business trailer parked in their driveway was moved regularly (taken to the airport twice/week), this is not happening, contrary to the Property Guidelines requiring that such vehicles be moved at least once every 72 hours. The homeowner will be sent a letter asking that the trailer be permanently kept in an off-site location.
 - ii. Truck camper in driveway – the board decided that a camper on top of a truck counted as an “RV”, and thus had to comply with the Property Guidelines rule about being moved every 72 hours. The truck camper has not been moved for weeks, contrary to the homeowner’s initial assurance that it was to be used as a family vehicle and thus moved regularly. A letter will be sent to the homeowner that the truck be moved or the camper top be removed and stored in the garage.
- b. New issues
 - i. Dead trees present safety risks and negatively impact neighborhood aesthetics and property values; we could include a note in the Steven Noel newsletter about dead trees
 - ii. Some homes could be painted.

4. Possibility of sidewalk snow removal along Sunset and at our entrances

- a. We will ask N & N Landscaping if they could provide snow removal at these locations and, if so, at what cost. Subsequently, N & N was contacted, and we are waiting for a quote from them.
- b. We will consider the possibility of the HOA buying a snow blower and keeping it in the garage of an interested homeowner who would use it to plow our sidewalks and maintain it (gas, oil) in exchange for their personal use of it

5. Expansion of the Yard-of-the-month program

- a. Because of the success of this program and the availability of funds, it will be extended next year to also include May, September, October re: Halloween decorations, and December re: holiday decorations. Note that this will cost us \$25/each additional month, and may necessitate the earlier replacement of the Yard-of-the-Month sign.

6. Reminder about terms of existing officers

- a. Note that 2 of the directors' terms will end spring of 2016, so we will have elections at the next annual meeting

7. Changes in director and committee positions

- a. The current Treasurer would like to turn his position over to someone else and, instead, become the Maintenance Manager, taking over the latter position from the Acting Maintenance Manager
 - i. We will ask for a volunteer for Treasurer in the newsletter and on the website; ideally the replacement will come forward in time to be trained on annual dues collection (due May 1)
 - ii. If no new social committee members come forward before the child-oriented HOA-sponsored social events, the Easter egg hunt and July 4 parade, those events will be cancelled

8. Treasurer's report

- a. The treasurer reported that we are in good financial shape but noted that this is largely due to the extra \$3500 one-time money we collected in fines last year

9. Better signs for annual meeting

- a. The board agreed that we will have improved signs, professionally made, for announcing the annual meeting

10. Bad behavior by squirrels

- a. A few board members suggested that a comment might be put in the Steven Noel January newsletter about not feeding the neighborhood squirrels, as some homeowners have had squirrels get into their attics, chew electrical wires, and chew irrigation sprinkler heads.