

The Farm at Creekside HOA Annual Neighborhood Meeting for 2013

Date of Meeting: Saturday, February 15th, 2014

Time: 9 a.m., meeting scheduled

Called to Order: 9:21 a.m.

Closed: 10:50 a.m.

Minutes Prepared by: Julia Rush, HOA Secretary

Special Note: This February 15th meeting was a rescheduling of the 2013 HOA Annual Meeting. The original meeting was cancelled due to a lack of participation sufficient to achieve a quorum as required under Article III, Paragraph 7 of the Bylaws of the Association. At the scheduled time of 9 .am., the HOA President and Secretary determined that a quorum was achieved with a makeup of those actually present and Proxies.

Board members in Attendance:

David Weinberg	President (acting) and Treasurer
Raven Astrom	Vice President
Julia Rush	Secretary
Rosalyn Weller	Director at Large, Incoming Secretary
Craig Gaskill	Director at Large

Board members Absent:

Alan Olson	Director at Large and Webmaster
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Departing Board Members:

Julia Rush	Secretary – will stay on for the next meeting to hand over secretary position and will stay on as a member of the social committee.
Elaine Swenson	Director at Large

New Board Members:

Sharon Steele
Marrisa Davis
Robert Taylor
Harmony Speliotes
Heather Staples
Bilge Birsoy
Eliza Lenski - new volunteer (not be on the board)

Reports:

President's Report.

Board has been slightly understaffed for the last few months. Tina Nuechterlein, who had been president for over a year, moved and David Weinberg agreed to continue as both Treasurer and acting President . The Architectural board has had some membership turnover during the last few months. The current board consists of Craig Gaskill and Alan Olson [correct?].

Lawsuit Overview Given by David Weinberg and Julia Rush.

Actions: In early 2012, the HOA board, under the prior president, started discussions with a homeowner on Bluebird Drive for a non-conforming fence. Subsequently, after a very frustrating year of negotiations including lengthy delays in responding to our offers, and after the final negotiation fell through, the board brought suit.

Result: A judgment against the HOA board, on Statute of Limitations grounds, was entered by a Boulder County Judge, despite the underlying facts of the case. The Board was required to pay the defendant's attorney's fees.

Policy Change: To avoid Statute of Limitations problems in the future, the board will only negotiate with neighbors for a reasonably short amount of time before moving to litigation.

Attorney actions: Our attorney was focused on seeing the matter resolved outside of court. Although he generally admitted to neglecting the Statute of Limitations, the Board feels that an action against our attorney for "legal malpractice" is inadvisable due to the rarity of winning such a suit in Boulder County or Colorado in general.

New Landscaping Company.

The board hired Choice Lawn Care Residential to be the new landscaping company responsible for common areas, fence perimeter, watering and trimming. The new company has done a good job at a reasonable cost. They took care of the weed problems from last year and trimmed the trees at the island on Eagleview Circle. The grass along the outside fence perimeter is a blend of natural Colorado grasses used in order to save water costs. They are not intended to look like a manicured lawn.

New Storage Facility.

The board rented a yearly storage facility to house documents, decorations, social committee boxes, etc.

Airport Noise.

Proposed Action: Have the HOA or the Neighborhood join as a group to complain about the airplane noise in Longmont.

Resolution: The HOA will not do this. Individual homeowners may complain to the appropriate authorities or to the company directly. The HOA will not make an official statement on the matter. The majority of meeting attendees agreed with the resolution.

Fence Benefit Dues Adjustment .

Proposed Action: Have the Board raise dues for those neighbors who live along the perimeter fence to reflect the fact that they get a benefit by not being responsible for their fence repair and replacement.

Resolution: The HOA will not do this, by majority vote.

Many neighbors pointed out that the effort of calculating, agreeing to, and collecting the slight difference in dues was not worth the discussion or implementation if agreed to. In addition, the entire neighborhood benefits from a well maintained perimeter fence.

Management Company.

Proposed Action: Have the HOA raise dues and seek out a management company to manage day to day affairs, financial duties, and monitor the neighborhood for covenant violations on private property.

Resolution: No, by majority vote.

The board, with input from homeowners, will continue to manage this neighborhood and be responsible for addressing complaints about neglected property and landscaping.

Treasurer's Report:

A brief 2013 Income Budget Comparison is attached.

Dues letters will be mailed by May 31st, with dues due no sooner than 30 days than after the date of mailing. Dues will remain at \$120 per year.

Roz Weller addressed possibly revising the covenants and bylaws.

Roz has spent considerable time reviewing the documents to determine what is out of date or obsolete due to state and federal law. Some requirements are routinely ignored by a majority of the neighborhood, and some should be changed. Due to the difficulty of obtaining a neighborhood quorum to change actual covenants, it was decided that Roz and a neighborhood volunteer, Adam Kuyt, would revise the architectural and landscaping design guidelines and present the revisions to the board, including the new members. The board would review the revised guidelines to make clarifications and changes as necessary.

Next HOA Board Meeting date was not set. We will shoot for late March or early April.

FARM AT CREEKSIDE HOA					
Unaudited Financial Statements					
as of December 16, 2013					
2013 Income Statement vs. Budget					
					2013
Inflow	Total	Operating	Fence	Legal	Budget
Dues and Fees Collected	\$ 21,030	\$ 10,515	\$ 10,515		
Interest - Savings	\$ 255	54	180	21	
Misc	-	-			
Total Inflow	\$ 21,285	\$ 10,569	\$ 10,695	\$ 21	
Less:					
Disbursements, cash or accrued					
Fence Litigation - Plaintiff av	\$ 10,688	\$ 10,688			\$ -
Legal - covenant enforcement	1,442	1,442			8,500
Legal - Other	-	-			500
Total Legal	\$ 12,130	\$ 12,130			\$ 9,000
Lawn Maintenance	1,175	1,175			3,000
Plantings and Inspection					1,200
Repairs/Inspections	-	-	-		300
Utilities	589	589			700
Meetings, BOD/annual	466	466			750
Web Hosting***	600	600			300
Miscellaneous	17	17			300
Taxes and Fees	43	43			100
Mailings	448	448			400
Insurance	250	250			300
Social-Gifts	1,291	1,291			500
Fiscal Review					1,500
Total disbursements	\$ 17,009	\$ 17,009	\$ -	\$ -	\$ 18,350
Net Surplus or (Deficit)	\$ 4,277	\$ (6,440)	\$ 10,695	\$ 21	
*was "covenant enforcement" **was "Collection, Liens, etc" ***includes prior year, unpaid					