

The Farm at Creekside HOA Regular Board Meeting of July 13, 2015

Date of Meeting: Monday, July 13, 2015
Place of meeting: 2318 Eagleview Circle (home of Roz Weller/Jim Cox)
Time: 6:30 p.m.
Closed: 8:55 p.m.
Minutes Prepared by: Rosalyn Weller, HOA Secretary

Board members in Attendance:

Bilge Birsoy	President
David Weinberg	Treasurer
Rosalyn Weller	Secretary
Robert Taylor	Director at Large
Heather Staples	Director at Large
Sharon Steele	Director at Large

Board members absent with notice: Alan Olson, Vice President

Homeowners in Attendance or Providing Written Comments:

Sandy Strauss, Trish Swaney, Tim Wawrznczak, Julia Rush (the latter provided written comments about item 3)

Agenda:

1. **Determining vegetation trimming height to be enforced over the HOA perimeter fence.**
Homeowners with an HOA-owned perimeter fence will be asked to trim their trees or bushes that grow beyond the HOA fence along Plateau and Sunset. The purpose of trimming is to protect the HOA fence, prevent injury to the lawn care personnel, and provide an unobstructed area for pedestrians along Plateau, where there is no sidewalk. Trimming of rear-facing/-arching branches should be done by homeowners or personnel whom they hire in such a manner that aesthetics, proportions, and privacy screening can be maintained to the homeowner's satisfaction.
 - a. The board agreed that tree or bush branches shall not damage the HOA fence by growing through it or contacting it in any damaging manner.
 - b. Branches that extend beyond the HOA fence, over the grassy strips, must be trimmed to maintain a clearance ("droop" – free zone) above ground of at least 6 ft. at the lowest point.
 - c. Homeowners who fail to maintain their trees appropriately, after formal notice to do so, will be charged for the expenses of tree trimming and debris removal.

- d. If the board asks a homeowner to trim, they must inform the board of their plan for trimming if they are not going to have it done immediately. It will be the board's discretion as to accept such a deferral.
- e. It was noted that the identification of homes with branch overgrowth would be greatly facilitated if the rear HOA fence identified the owning house and indicated approximate property lines. The board will look into doing this.
- f. A board member noted that one reason pedestrians may walk on our grassy strip along Plateau is that the shoulder/bike lane on that side of the road is narrower than the section to the east of Sunset. A board member said she would call the city about that.
- g. On an unrelated note, we will add a comment in the Property Guidelines about trimming of vegetation overgrowth over *side* (non-HOA) fences. That is, it is the responsibility of the homeowner with the offending tree or bush to keep their tree/bush trimmed to their neighbor's satisfaction. Otherwise, per Longmont code, the neighbor whose yard the growth extends over can trim it. Longmont code or city personnel should be contacted as to limitations on such trimming.

2. **Discussion about whether Architectural Committee approval was needed for "volunteer" trees/bushes.** These are trees or bushes that sprout via root growth from existing plants, rather than being a new planting. The board agreed that homeowners have the same responsibility of maintaining their grounds so that new plants, whether "volunteers" or planted, are not placed inappropriately and that such plants having a mature height of greater than 5 feet always get architectural committee approval. This clarifying comment will be added to the landscaping maintenance section of the Property Guidelines.
3. **Discussion about homes that no longer have the minimum number of trees** (e.g., two in the front yard). The minimum requirements were more appropriate when the neighborhood was new. The board agreed that the wording in the Property Guidelines will be softened to state that the minimum number of two trees is *recommended*, but could be required depending on street aesthetics.
4. **Architectural Committee approval required for all new trees in front and back yards.** The Architectural Committee noted that some homeowners have planted trees without getting approval for them. Approval is beneficial because the committee can point out which trees are too large for the space. Aspens and cottonwoods were noted in particular as undesirable because they both produce uncontrollable "volunteers" and the former are short-lived (about 20 years). In addition, the committee would ask the homeowner to talk to their neighbors about whether the mature tree would be acceptable regarding root intrusion (tree roots continually wander seeking moisture and do not honor fence boundaries), limb protrusion, and future sun blockage. The board agreed that the Property Guidelines should more clearly state that the planting of all new trees or bushes that will be taller than 5 ft. when mature requires committee approval.
5. **Should we allow swamp coolers?** The board agreed that swamp coolers could not be located on roofs, might need to be screened from view, and would require approval by the Architectural Committee.

6. **Plans for enforcement of Property Guidelines infractions.** We've received complaints about homeowners having onsite parked trailers for >72 hrs., poorly kept yards, dead trees, unapproved volunteer trees, unshielded side trailers, low-hanging branches over sidewalks, and houses in need of painting. The board decided that complaints could be emailed to the board, with a picture, and the board would follow up. This would spare the complainant from being publicly identified. It was suggested that perhaps the Webmaster could create a separate email address for notifying the board of infractions. The board also discussed prioritizing such complaints. Most important would be complaints related to safety issues and those lowering property values.
7. **Landscaping care discussion.** The board agreed that we are generally happy with the new lawn/landscaping business we are using this year, N & N. Points of discussion for next year's services included increasing the frequency of mowing and weed control measures at our entrances and outside the HOA perimeter fence. A board member was concerned about N & N having sprayed weed killer over 1 ft. wide swath from the HOA fence outward, but the rest of the board thought that was OK. A board member commented on the weeds in the irrigated green area at the neighborhood entrance on the corner of Creekside and Sunset. A board member will ask N & N to hand weed there.
8. **Maintenance Manager discussion.** The manager had just sent an email explaining that he had to resign immediately. Duties, including dealing with contractors and Property Guideline infraction reporting, should be included in a job description. We will be looking for a volunteer to fill the Maintenance Manager position. The board also discussed whether all the board members could help with walking the neighborhood and reporting infractions, perhaps by dividing up the streets among board members.
9. **Miscellaneous:**
 - a. The board approved the date of October 3 for our upcoming Oktoberfest, and approved tent rental if required.
 - b. A social committee member complained about needing more help on the social committee, as the committee has only two members at the present time and some members don't participate in all events. In particular, as 2/3 of the social events are child-oriented (the Easter egg hunt and the July 4 parade), the social committee needs some active pro-child members for these events. If no volunteers for these child-oriented events come forward, the HOA will discontinue them. The board also agreed that Roz Weller will be the chair of the social committee.
 - c. The secretary reminded the board that she is looking for content for the August Steve Noel newsletter, usually due the 20th of the preceding month. She asked whether she could put in a blurb asking whether the FAC neighborhood would be interested in becoming a bee-safe neighborhood (requiring 75 homeowner signatures), and the board agreed.
 - d. A board member said that she is still investigating the NextDoor app. We are currently lumped in NextDoor with Watersong, but perhaps our neighborhood could be established separately and we could use the app.
 - e. We agreed on plans for informing homeowners about Property Guidelines changes/additions, so that we can start enforcing them. The secretary will add all

new/revised sections to the Property Guidelines and email them out for board approval. Once approved, homeowners will be notified of such changes via email and the changes posted on our website, on our Facebook page, and in the Steve Noel newsletter.