

## **The Farm at Creekside HOA Annual Neighborhood Meeting for 2016**

**Date of Meeting:** Tuesday, March 29, 2016  
**Place of meeting:** Longmont Public Library  
**Time:** 7:00 p.m. - meeting scheduled  
**Called to Order:** 7:03 p.m.  
**Closed:** 8:38 p.m.  
**Minutes Prepared by:** Rosalyn Weller, Secretary

### **Note about Quorum:**

Based on the revised Bylaws of April 29, 2015, the required quorum is now 15% of members, or 28 households. A quorum was achieved by a combination of number of households attending (28) and number of submitted proxies (34), for a total of 61.

### **Board members in Attendance:**

Bilge Birsoy	President
Alan Olson	Vice President
Rosalyn Weller	Secretary
David Weinberg	Treasurer
Heather Staples	Director at Large
Sharon Steele	Director at Large

**Board member absent with notice:** Robert Taylor, Director at Large

### **Agenda:**

1. Changing the annual dues date from May 1 to July 1
2. Report from the outgoing Treasurer
3. Improvements: Eagleview Circle island, entrances, HOA-owned perimeter fence
4. Snow removal
5. Property guideline topics: driveway parking of trailers, campers, RVs, and boats; dead trees and broken branches; permanent basketball hoop backboards; screening of exterior storage; aspens and cottonwoods
6. Enforcement of property guidelines
7. Committees that need new members
8. Election of two board members to replace outgoing members

### **Reports:**

1. **Changing the annual dues date from May 1 to July 1.** The Treasurer proposed this change because he thought that the current year's budget, typically presented at the annual meeting in the spring, should be determined BEFORE we establish the dues amount, which could change, and because we have surplus funds to pay for expenses until July 1. Surplus funds include a \$5000 legal fund and the fence replacement fund,

besides the carryover surplus funds we currently have. Another board member added that our biggest expense, landscaping costs paid at the end of each month from April-October (about \$600/mo.), don't start until the end of April. Thus, homeowner questions and concerns about changing the dues date were addressed. It was pointed out that although the dues will now be due for 2016 by July 1, they are for the calendar year.

2. **Report from the outgoing Treasurer.** A sheet containing the 2015 and 2016 budget was handed out. The Treasurer pointed out that surplus funds were due in part to a large lien on a property collected last year, and that no households are delinquent in dues. A homeowner asked about landscaping costs. He was informed that we are using the same business as last year, N & N, who only modestly increased their prices this year so that we are still paying just under \$5000 total.
3. **Improvements:**
  - 1) **Eagleview Circle island.** The board has obtained quotes from three electrical companies for adding a locked 120 volt GFI outlet (containing spaces for two plugs) at the island so that crockpots used at the Oktoberfest could be plugged in, and power would be available for LED Christmas lights. The board will soon choose one of the companies. The cost to do the work will be about \$500.
  - 2) **Entrances.** Most homeowners present wanted the entrances to look better, but were concerned about cost. The board had previously investigated the cost of having the city of Longmont add power at the three monuments (two at the corner of Creekside Drive and Plateau and one at the corner of Creekside and Sunset) so that we could illuminate our names on the monuments. The cost would be about \$6200/site, or \$18,600. Lighting would be an additional cost, with one quote for \$2000/site. The costs were deemed too high for us to pursue. Solar lights were considered for the entrance at Creekside and Plateau but will not be pursued until we see how much the streetlight the city is installing at that corner helps illuminate our area. Solar lights did not seem feasible for the shaded monument at Creekside and Sunset. A homeowner suggested painting the letters of the Farm at Creekside name in white on the three monuments. The board will look into this option. Homeowners and the board agreed that maintaining the entrances by weed control was important. This is provided as part of our contract with N & N.
  - 3) **HOA-owned perimeter fence.** Some repair work needs to be done to our perimeter fence along Plateau and Sunset. The original fence lasted about 15 years. Part of the fence was replaced in 2008 and the rest in 2011. The current fence should have another 5-10 more years, so in the meantime it should be repaired as necessary. A homeowner asked whether treating the boards would help, but was told no, as the main fence components that degraded, necessitating fence replacement, were the posts. Posts rotted due to in-ground water damage, perhaps due to overzealous irrigation or to poor drainage. In addition, some homeowners contribute to fence degradation by pushing landscaping material against the inside of the fence. Homeowners whose perimeter fence needs repair should contact the board ([hoa@fachoa.org](mailto:hoa@fachoa.org)).

#### 4. **Snow removal.**

The board raised the question of whether we should have the sidewalk along Sunset cleared of snow when it snows. When the city of Longmont plows Sunset, they always push the snow onto our (the west) side of Sunset. The other, east, side of Sunset is sunnier, so the sidewalk on that side is routinely clear of snow because of melting. Those who want to use a Sunset sidewalk walk on the east side. It should be noted that both (east and west) Sunset sidewalks end on Plateau, where there is no continuing sidewalk in either direction. Another possibility is looking into where rear property lines actually are for homes on Eagleview Circle that abut Sunset and investigating whether those homeowners are responsible for removing snow from the Sunset sidewalk. We received one quote for removing snow from the Sunset sidewalk, from N & N, which was high. Another option we considered is buying a snowblower that would be kept in a homeowner's garage for he/she to use on their own property in exchange for also doing the sidewalk. The board will continue to investigate this topic.

The question of whether we should remove the snow from the Creekside sidewalk in front of our monument on the corner of Creekside and Sunset was raised. A homeowner said that he already did so when he used his snowblower at his nearby property.

#### 5. **Property guideline topics:**

**1) Driveway parking of trailers, campers, RVs, and boats.** The prior version of the Property Guidelines did not allow ANY onsite parking of RVs, trailers, boats, or other types of recreational vehicles. The current guidelines (revision of 7/19/2015) were made less restrictive to state that driveway parking of such vehicles or boats is limited to 72 consecutive hours for residents and up to a week for visitors. However, a homeowner could move his or her trailer every 72 hrs. and park back in the same location such that, in reality, the trailer is permanently parked in the driveway. That is not the board's intent; our intent is that long-term parking of such a vehicle be off-site and parking at the house be short term, limited to loading or unloading, preparing for a trip, or cleaning out the RV after a trip. On the basis of a straw poll taken at the meeting, the vast majority of homeowners agreed with the HOA restricting the long-term driveway parking of such vehicles (RVs, campers, trailers) and boats. The board will modify the Property Guidelines to make it clear that no long-term parking of such vehicles or boats is allowed, even if they are moved every 72 hrs. (One homeowner may be given a waiver, as he was told otherwise by a board member. It should be emphasized that official board communications are written.) As an aside, Longmont city code limits street parking of such vehicles or boats to 24 hrs. A homeowner raised the question of whether the board was trying to restrict the number of vehicles in the driveway, using the example of a family with multiple teenage drivers, arguing that we should not. The answer is that we are not. The same homeowner asked whether there is a restriction on driveway-parked trucks with giant raised dual wheels. The answer is again "no".

**2) Dead trees/broken branches.** The multitude of recent storm-broken tree branches, some of which may be creating hazards over the sidewalk or parked cars, was noted. It

was suggested that the HOA could hire a tree service to remove them all, perhaps also removing dead trees in yards. The resulting bill could then be divided among the homeowners who benefitted from the service. Homeowners did not like this idea. Instead, they suggested that the board enforce the Property Guidelines about trees and get the individual homeowners to remove the affected tree limbs or dead trees. It should be noted that Longmont's annual curbside limb pick-up is the week of April 11 for our neighborhood.

**3) Color of permanent basketball hoop backboards.** The Property Guidelines state that basketball hoop backboards attached to homes (of which there are two, both white) be painted a color to match the house. This rule has not been enforced. A homeowner commented that he didn't think that a white backboard was at all offensive. The Property Guidelines on basketball backboards will be modified to also allow clear backboards.

**4) Screening of exterior storage.** Although the Property Guidelines state that miscellaneous items that homeowners might store in front of the house that are visible from the street should be screened, there are many instances of grills, surplus home-repair supplies such as boards, and trash being left unscreened in front of front fences for long periods of time, not being put in trash cans or hauled away. Homeowners said that the rule should be enforced.

**5) Aspens and cottonwoods.** It was suggested that although the current Property Guidelines advise against planting aspens or cottonwoods, stating they are "not recommended", the guidelines should be changed to not allow such trees without severe limits. Such trees are bad because of their propensity to generate suckers or new trees, some of which grow in neighbors' yards, as well as their short lives (aspens) and messiness (cottonwoods). Those present agreed.

6. **Enforcement of Property Guidelines.** Homeowners were asked in a straw poll what they wanted the role of the HOA to be in enforcing infractions: patrol the neighborhood to find them, or wait for homeowner complaints and only investigate those infractions. The majority wanted the HOA to wait for homeowner complaints. It was noted that a board member could be a homeowner making a complaint. For details about how such complaints should be brought to the board's attention, see the Rule Enforcement Policy at [www.fachoa.org/Policies](http://www.fachoa.org/Policies).
7. **Committees that need new members.** The Social Committee (only two current members) still needs more help/members. The social chair's spouse volunteered to serve on the committee, but he is already roped into helping. The Yard-of-the-Month Committee needs members, as it is currently composed of only a chair. A homeowner volunteered herself and her husband, but the committee could still use another member or two. Contact [soc@fachoa.org](mailto:soc@fachoa.org) to volunteer for either committee.
8. **Election of two new board members.** The terms of two board members (David Weinberg and Alan Olson) ended this year, so the board needed two replacements. David Weinberg served as Treasurer, so one new board member would take on that role as no remaining board

member wanted the job. Clyde Vann Hilty volunteered for this position. He was unanimously voted onto the board by the homeowners. A second volunteer for the board was Adam Rush. He was also unanimously voted onto the board. Although departing board member Alan Olson was Vice President, the VP position can be filled from within the board at a board meeting. A board meeting would normally have followed the annual meeting, but as it was late, that will occur at a future time.