

Farm at Creekside Board Meeting

August 8, 2019

Location	Smokin Daves, 1940 Ken Pratt Blvd
Time	6:30 - 7 Homeowner comments 7 - End Closed Board discussion
Adjourned	8:15

Board Members Present: Bernie, David, Jenny, Phil & Vann

Homeowners Present: Kurt Roy, Carolyn & Mark McLean, Vann Hilty, Scott Gillies

Agenda

Opening: 635 by Bernie

Closed open comments at 7:14

Open executive board: 7:20

Closed executive board: 8:15

Open Neighborhood Comments

Fence smashed along Plateau - Some time ago overnight a car crashed into the fence on Plateau. Unfortunately it was also a hit and run. It took a bit of time to find a fence contractor, and we ended up contracting with Monore. In time Bernie is going to walk over the rest of Plateau fence with them and see what else needs to be fixed. The landscaping company has been doing a good job of mowing and keeping up with things.

Dumpster - A question came in an email comment from a neighbor. The board will most likely look into getting another dumpster in Sept/October.

Additional board member - Adam Rush and Vann Hilty are both expressed interested in coming back on board.

Homeowner Comments

First Issue - Concerned about the insurance doesn't cover special events nor anyone beyond board directors. Very concerned about the lack of insurance. Bernie did research and found there is no personal liability risk to the board directors as long as we're volunteers. Also concerned about the risk to the HOA with the oktoberfest.

Second issue - Feels very strong that the board needs a financial audit, feels that the board has already voted on one and wants to make sure the board has one. Concerned that the budget and cash on hand don't match up. Prefers a professional to handle the audit. Board response: We are working on arranging things to have a financial audit and need time to ensure it is done properly.

Third issue - Side yards, tall weeds, not having enough trees. Wants a management company to take care of things that he feels the board is not doing a good enough job of taking care of. Board response: We are a volunteer board and do rely on comments from the homeowners and when we do get complaints we act on them and make sure things get taken care of. A few board members has made comments that if a management company is hired, they will no longer volunteer for the board. The board is also concerned with a heavy handedness that can come from having a faceless management company managing things.

Homeowner: with the property manager it is all directed from the board.

Board response: - At the annual meeting: we can bring up the management company again and see what the homeowner's feelings about hiring a management company and bring it to them.

Nomination and election of additional board member

Adam and Vann both volunteered to come back on the board.

Unanimous vote to elect Vann back on the board

Feedback provided by former board member

Phil to get it from Kurt and bring to Bernie, David will work to figure out what we need to keep

Insurance

Phil motions: authorize up to 300 for insurance to cover oktoberfest assuming coverage is appropriate for alcohol, Bernie: second, all in favor

David will give insurance the call, Jen to give David the info

Audit

Property management

Committee Updates

Social Committee - Could use additional members and we need to pick a date for OktoberFest
Board picked Sept 28. No CU Buffs game that day

Treasurer Update

Independent Audit Review

First step to sit down and review the books between Vann, David and Jen

Then once that has happened the board will take further action on figuring out what type of audit and contacting professionals for quotes. talk about again

Fiscal Oversight Protocol

David will investigate cd yields, to see if we can get better rates for our savings.

Unpaid dues

Dues paid late with no late fee

Two letters need to go out, one with those who haven't paid, those who paid late without 25 dollar late fee. Need Tiffanie's help to get stuff out

Maintenance Update

Bernie is going to walk the fence with Monore and identify the remaining repairs and get a quote to present to the board

No issues with landscaping

Additional Concerns

Jen motions: Bernie stays on as board president

David: seconds

All in favor

Board has decided to hold the next quarterly meeting in early November. Vann volunteered to have at his house. It will be Nov 6 first wednesday in November with open neighborhood session from 6:30 to 7-7:30ish

David will be on the architecture committee to help out and make sure that things move along through approval. Jen to add him to the email list.

Phil motion to adjourn, Bernie second, all in favor: 815