

Creekside Townhomes Owners Association, Inc.
Board Meeting Minutes
Wednesday January 21, 2026

- I. Board Meeting called to order: 6:04 pm
- II. Board Members present: Robert Hutchinson, Karl Brehm, Irene Gilkey and Joyce Shafer (via phone)
- III. Present: Dan Anderson with Metro Property Management
- IV. Homeowners Present: 2
- V. The Board approved the agenda and there was no conflict of interest
- VI. The Board approved the minutes for November 19, 2025, meeting
- VII. The Board approved the Financials for November 2025 pending final audit
- VIII. Homeowner Forum:
 - a. Homeowner mentioned that there has been a vehicle parked in visitors parking for several months. Metro Property Management Company will be notifying the homeowner.
 - b. Request that a procedure be put in place for future electrical ground fault issues.
 - c. Suggestion to have dog waste stations but not to supply bags
- IX. Business Items to Be Ratified:
 - a. Black and Bannister Contracting LLC - approved
- X. ARC:
- XI. New and Ongoing Business
 - a. Domestic Parker Water – Hutch reported stable
 - b. 19698 Unit C - Black & Bannister Contracting LLC voted to repair electrical ground fault issue. Dan will notify homeowner when repairs can begin.
 - c. Board members titles approved: Robert Hutchinson, President, Karl Brehm, Vice-President, Joyce Shafer, Treasurer and Irene Gilkey, Secretary
 - d. HB25-1043 New collection policy was adopted. Policy will be mailed to each homeowner.
 - e. 19667 Unit D – Owner will be sent a letter stating that the vehicle has been parked for several months and must be moved or will be towed within a week.
 - f. Karl will investigate signage for dog waste stations
- XII. Adjourned at 7:09pm. Next meeting Wednesday, February 18, 2026, at 6:00pm.