

Creekside Townhomes Owners Association, Inc.
Board Meeting Minutes
Wednesday April 15, 2026

- I. Board Meeting called to order: 6:03pm
- II. Board Members present: Robert Hutchinson, Karl Brehm, Joyce Shafer, and Irene Gilkey
- III. Present: Dan Anderson with Metro Property Management
- IV. Homeowners Present: 9
- V. The Board approved the agenda and there was no conflict of interest
- VI. The Board approved the minutes for March 18, 2026, meeting
- VII. The Board approved the Financials for March 2026
- VIII. Homeowner Forum:
 - a. Homeowners 19665 units B & C request tree to be removed located outside 19665 unit C.
 - b. Homeowner mention that there are several dead bushes in the community. Sharon and Hutch will do a walk through.
 - c. Homeowner request additional address numbers be put on buildings.
 - d. Homeowners mention several dog owners have fenced off small areas for dogs. This is against the by-laws. Also, it causes serious damage to the lawn.
 - e. Update from Sharon and Kathy, who volunteer to dispose of bags from the dog station. Plan is working well.
- IX. Business Items to Be Ratified: None
- X. ARC Requests to Be Ratified - None
- XI. New and Ongoing Business
 - a. Domestic Parker Water – Hutch reported stable
 - b. Town of Parker has restricted summer watering to twice a week. Watering can begin on May 1st. Details can be found on their website.
 - c. JW Custom Builders has completed two steps and landings. Third one is on hold.
 - d. Seeking bids for 19410 D to replace concrete driveway due to tree root damage.
 - e. Approved – Yellowstone Landscape proposal for tree pruning and removal.
 - f. Hutch will discuss with Trevor from Yellowstone Landscape plan of action for backflow preventer repair.
 - g. Moller Graf Community Association Law contract extension proposal – approved
 - h. Dan will get a 2026 Attorney fee schedule.
- XII. Adjourned at 6:50pm. Next meeting Wednesday, May 20, 2026, at 6:00pm.
- XIII. Recess from Board meeting entered executive session. The Board individually voted to send three accounts to the attorney. Based on delinquencies payments and no reply to payment plan offer.