

**Creekside Townhomes Owners Association, Inc.**  
**Board Meeting Minutes**  
**Wednesday May 20, 2026**

- I. Board Meeting called to order: 6:03pm
- II. Board Members present: Robert Hutchinson, Joyce Shafer, and Irene Gilkey
- III. Board Member absent: Karl Brehm
- IV. Present: Dan Anderson with Metro Property Management
- V. Homeowners Present: 4
- VI. The Board approved the agenda and there was no conflict of interest
- VII. The Board approved the minutes for April 15, 2026, meeting
- VIII. The Board approved the Financials for April 2026
- IX. Homeowner Forum:
  - a. Residents asked why they are receiving statements from Metro Property Management. Dan explained that it is state law.
- X. Business Items to Be Ratified:
- XI. ARC Requests to Be Ratified - None
- XII. New and Ongoing Business
  - a. Domestic Parker Water – Hutch reported stable
  - b. Molly will email board dates available to meet for reviewing financials.
  - c. Custom Grey Concrete was approved to repair concrete at 19410 D
  - d. Approved – Yellowstone Landscape proposal was approved for tree pruning and removal. Scheduled for June 8, 2026.
  - e. Moller Graf Community Association Law contract extension proposal – approved
  - f. Approved to proceed with reserve study
  - g. Hold has been placed on amending governing documents. Will wait for results of reserve study
  - h. An electrical expense was incurred in March 2026 for \$6,000.00. The expense was paid in April 2026 from the Association's reserve account. The Board unanimously approved moving the \$6,000.00 expense from the reserve account to the operating account, reflected as a Building Maintenance expense.
- XIII. Adjourned at 6:52pm. Next meeting Wednesday, June 17, 2026, at 6:00pm.
- XIV. Recess from Board meeting entered executive session