

Creekside Townhomes Owners Association, Inc.
Board Meeting Minutes
Wednesday June 17, 2026

- I. Board Meeting called to order: 6:00pm
- II. Board Members present: Robert Hutchinson, Joyce Shafer, Irene Gilkey and Karl Brehm (via phone)
- III. Present: Dan Anderson with Metro Property Management
- IV. Homeowners Present: 8
- V. The Board approved the agenda and there was no conflict of interest
- VI. The Board approved the minutes for May 20, 2026, meeting
- VII. The Board approved the Financials for May 2026
- VIII. Homeowner Forum:
 - a. Sprinklers were not working between 19420 and 19440. Hutch will look into this
 - b. 19667D asked for dead to be removed. Hutch will look at it.
 - c. 19420D has a hornet nest. Hutch will try to remove it. He informed the residents that the HOA no longer covers pest control.
 - d. 19690D and 19698D stated there are several dead shrubs at their units. Hutch will investigate this.
- 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. Molly will email board dates available to meet for reviewing financials.
 - c. Yellowstone notified fuel increase will be enacted until rates go back down
 - d. Agreed that rental percentage is 18%
 - e. Tree pruning and removal project – WIP
- XII. Adjourned at 6:41pm. Next meeting Wednesday, July 15, 2026, at 6:00pm.
- XIII. Recess from Board meeting entered executive session