

**620 Pearl Street Residences**  
**ANNUAL MEETING**  
Wednesday November 16, 2022

**MINUTES**

Owners present: Ari Opdahl, Cris Winner, Jane Best, Sharon Hillman and Dave Terzian, plus proxies from Norma Armstrong and Jeni Bartell.  
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 5:04 pm. A quorum is present.

Minutes:

Dave moved to approve the 2021 Annual Meeting minutes. Jane seconded the motion, which passed unanimously.

Presidents Report:

Ari welcomed new owners to the association and reported on Association activities over the last year:

We did not undertake any big projects this year. One of the dryers was replaced in the laundry room and insulation was installed between the floor of unit E and the ceiling of Unit B.

The board updated the HOA rules to include requirements for flooring in units above another unit and to add restrictions on when construction work can take place and what notification is needed. We also put in place the legally required HOA governance policies.

We continue to work with Green Spaces for grounds maintenance and Trident for snow removal and we have good relationships with these contractors.

Financial Report / 2023 Budget:

At the end of October 2022 we have total assets of \$39,958.92. We are over budget in insurance and utilities due to cost increases so we are about a month behind on reserves transfers. There are no delinquent accounts – all owners pay their dues on time.

The board approved a budget with a 6% increase in dues to cover projected increases expenses and maintaining sufficient reserves for future projects.

2023 Projects:

The water heater is nearing the end of its projected lifespan so we will get an updated price for replacement. Depending on likely turnaround time we could consider replacing the water heater before it fails. We will also get a cost estimate for replacing the boiler to ensure we have sufficient funds reserved.

Several areas of the railings, particularly around unit D patio require paint touch up.

Election of Directors:

Dave's term on the board is completed and he is planning to step down. Dave moved to elect Cris to a three year term on the board. Sharon seconded the motion, which passed unanimously.

#### Homeowners Concerns:

The inspection for the sale of Unit D identified an area of negative slope on the west side of the building. This will be added to the list for remediation in the spring.

Cris brought up the possibility of installing EV chargers in the next few years, as residents begin to transition over to electric vehicles. We will look into what Xcel Energy programs might be suitable for our situation and discuss further at the spring board meeting.

As a result of issues arising from construction work in Unit E, the board added some items to the HOA rules that clarify when construction work may take place and to require at least 80% carpet/ rug + pad on floors above another unit.

The board also approved the legally required governance policies, including a covenant and rule enforcement policy.

Sharon shared that the construction work in Unit E (installing new flooring and other interior cosmetic improvements) has been extremely disruptive to her. She feels that the board has not been supportive of her concerns about the impact on her health, her quiet enjoyment of her home and her property value. She also said that she should have been involved in the decision-making process when she is directly impacted. Sharon wants the building to have standardized sound transference levels between units, requirements on what kind of carpet / rug and padding must be used, and measurement of the sound level between unit E and unit B with a route to having a remedy if the sound levels are not acceptable.

Dave said that there are limits of what can be achieved in terms of sound transference due to the original construction standards of the building. The community supported the installation of insulation between the units as a reasonably costed option to make some improvement.

Ari asked if insulation in the walls might make a difference. Sharon said she wants there to be a mandate for carpet and padding in upper units, with the HOA covering the cost of bringing units into compliance.

Cris proposed that we work with the rules that have been put into place regarding both construction noise and flooring requirements. We now have proper procedures to follow through with enforcement if it becomes necessary.

The HOA covenants state that owners need approval for 'additions, alterations or improvements' in their units or alterations to the exterior of the building. Approval is not required for cosmetic changes, but there is a lack of clarity around determining if something would be considered a cosmetic change or an improvement. Dave mentioned that there are limitations of what the board can do if an owner is not acting in good faith.

Cris moved to adjourn the meeting at 6:01 pm. Sharon seconded the motion, which passed unanimously.