

**BOARD OF DIRECTORS**  
**TOWNHALL MEETING**

February 20, 2025

6:30 PM at Harvest

Fellowship

**MEETING MINUTES**

**I. CALL TO ORDER**

The meeting was called to order at 6:33 PM by Director Werth.

Directors Present: Steve Werth, Michael Montgomery, David Christopher

Also Present: Teleos Manager, Heidi Brown

See Homeowners Sign In

Board Quorum Present

**II. COVENANT CONTROLL AND ENFORCEMENT**

**A. Reviewed the Covenant Enforcement**

**B. Walked through the top violations within our community**

The presentation (attached) was walked through with the community attending the meeting.

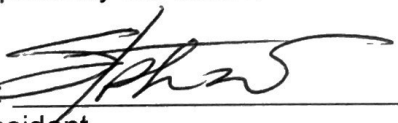
**III. HOMEOWNER OPEN FORUM**

**Discussion was held after each section discussed**

**IV. ADJOURNMENT**

The Board adjourned the meeting at 7:45 PM.

Respectfully submitted,

By:   
\_\_\_\_\_  
President

Or By: \_\_\_\_\_  
Secretary

# Covenant Enforcement

- Courtesy Notice
  - Notice Emailed
  - NO Picture Attached
  - Homeowner has 10 (ten) days to Cure from date of notice
- 1<sup>st</sup> Violation Notice
  - Notice Certified Mailed
  - Picture Attached
  - Homeowner's ledger charged for the Certified Mail
  - Homeowner has 30 additional days to Cure
- 2<sup>nd</sup> Final Violation Notice
  - Homeowner's ledger charged \$250.00  
  \* Notice Mailed
  - No Picture Attached
  - Homeowner has 30 additional days to Cure

After 70 days to Cure, if not Cured  
Homeowner's ledger is charged \$250.00 and sent  
to HOA Attorney

# Top Violations

- 5.2.1 Landscape Minimum Requirements
- DRC Approval Required
1. ~ Trees Minimum of 3 tree's in both Front & Back yards.
    - ~ At least 2 tree's must be taller than 8ft and an approved species
    - ~ Recommended Plant Material list located on website
  2. ~ Completion of Front & Back Landscaping
    - ~ Front yard landscaping Must be Completed within 1 year after Certificate of Occupancy
    - ~ Backyard landscaping Must be Completed within 2 years after Certificate of Occupancy

- 5.2.2 Perimeter Fencing
- DRC Approval Required
- ~ All perimeter fencing shall be of the approved white vinyl three rail fencing type Only. Interior fencing Not permitted as a perimeter fence

Figure 5.1

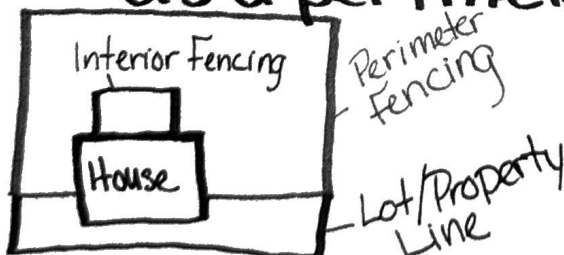
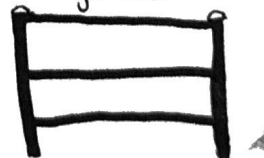


Figure 5.2



523

DRC  
Approval  
Required

## Trailer & RV Storage

- Trailers and Recreational vehicles  
Must be stored in a designated location  
w/in the perimeter fencing
- Only 1 location is permitted: Must  
be surfaced w/ concrete, paved asphalt,  
recycled concrete, recycled asphalt, or  
an aggregate base course.
- Loose gravel or rock will not be permitted

7.3

## Storage Restrictions

The outdoor storage or accumulation of the  
following items on private property, other  
than in a fully enclosed structure,  
is prohibited:

- abandoned, broken or neglected vehicles,  
equipment, machinery, refrigerators &  
freezers, hazardous pools
- Tools, equipment, inventory & other supplies  
utilized in the operation of a business or  
more than 1 vehicle used in operation of a  
business regardless, if home business  
or off-site
- Tools, equipment & other supplies utilized  
in construction or landscaping

- The parking or storage of any unlicensed or inoperable vehicles or any other articles of personal property for longer than a period of 10 days
- The parking or storage of more than 5 vehicles
- Parking or storage of commercial or industrial vehicles, except that 1 vehicle used in the operation of a business by owner or occupant of the property is permitted.

#### 7.4 • Recreational Vehicles

- ~ Maximum of 2 of any such items may be parked or stored upon a lot at any one time.  
(e.g., 1 recreational vehicle and one boat, 2 recreational vehicles, 2 boats, 1 recreational vehicle and 1 trailer, etc) Provided, however, that so long as a boat is stored upon a trailer, the boat and the trailer upon which it is stored shall be considered a single "item" for purposes of this section.

#### 7.5 • Vehicle Parking

- ~ Owners/occupants are requested to park their vehicles in their garages, and if the number of vehicles exceeds the space in the garage then additional vehicles should be parked in the driveway area. Vehicles should not be parked on the roadway

10.11

- Lots to be Maintained
  - ~ Each Lot shall at All times be kept in a clean, sightly, wholesome and in attractive condition, w/o clutter
  - ~ No trash, litter, junk, boxes, containers, bottles, cans, implements or machinery shall be permitted
  - ~ Owners shall maintain lawns and landscaping in a neat and attractive condition
  - Such maintenance shall include mowing and watering, pulling weeds from lawn, mulch, or rock areas
  - Replacement of landscaping and plant material, and keeping the adjacent streets free from dirt, mud, and debris

6.3

- Weed Control
  - ~ No weeds that exceed 12 inches in height are permitted on any Lot

6.6

- Trash Receptocles
  - ~ Storage of such containers may be kept within the garage or outside behind the perimeter fence
  - ~ Garbage containers shall not be placed in front of a lot for collection for longer than 24 hrs.
- Please remember any and all changes, updates to the exterior area of any Lot require the Design Review Committees Approval

## Todd Creek Website:

[www.toddcreekriverside.hoa.com](http://www.toddcreekriverside.hoa.com)

- Click on HOA Information
- move down to "Governing Documents" for All Rules & Regulations
- move down to "Forms" for the Design Review form. Can either upload w/ appropriate documents in your homeowners portal or you can email me your completed Request.

## Community Manager Contact Heidi Brown

303.912.2294

[heidig@teleos-services.com](mailto:heidig@teleos-services.com)

## Board Members

Steve Werth

David Christopher

Michael Montgomery

THANK YOU FOR ATTENDING!