

**Spring Creek Homeowners' Association**  
**ANNUAL MEETING**  
**Monday February 13, 2017**

**MINUTES**

The meeting was called to order at 6:34 pm.

Present were: Teresa Torab, Kirk Dudley, A.K. Best, Beth Gracely, Chris Messick, Gillian Evans, Scott Glancy, Annette Nathan & John Nathan, Diana Pitt & Steve Pitt. We have a quorum.

Helen Cartwright represented Bartlett Property Management.

Minutes:

Diana moved to approve the minutes of the 2016 annual meeting. Beth seconded the motion, which passed unanimously.

President's Report:

Susan reported on the Association activities during the previous year.

Steve Pitt installed some motion sensor lights in strategic places around the community to increase visibility at night.

We crack-sealed the parking lots and repainted the parking bays and numbers.

A.K. says that we need to make sure the parking lot drain outlet is clear out by the Wonderland Creek construction

Several sprinkler zones on the east side of the property were re-built. The areas that were dug up will be re-seeded in the spring. Comcast will need to deal with their cables that are still in the common area.

We have been having speeding issues along Spring Creek Place due to the Wonderland Creek construction detour. The City will be installing temporary speed bumps and speed limit signs.

Treasurer's Report:

Diana reported that at the end of 2016 our total assets were \$119,948.37.

We ended the year with income under budget by \$1,200. Administration costs were over budget because insurance costs rose more than was anticipated.

We had a very dry and long summer, so water costs for irrigation were over budget. We also went over budget in repairs & maintenance.

We have transferred \$33,000 to reserve savings for long term improvement projects.

The 2017 budget has increases for insurance and trash removal but dues will remain the same at \$255 per month in 2017.

2017 Projects:

Our main project for 2017 is to complete the landscaping renewal. Gillian suggested that the Board seeks a comparison bid from Michael Byrt for the final phase of the project.

Michael's bid to repair the flagstone pathways has been approved and he will start the first section next week.

Election of Directors:

Beth's and Kirk's terms are up and they will both stand for re-election. Susan and Annette are resigning from the board. Scott volunteered to take over Susan's term, and John volunteered to take over Annette's term.

Susan moved to re-elect Beth and Kirk. A.K. moved to elect Scott to complete the two years remaining on Susan's term. Annette seconded the motion which passed unanimously.

Kirk moved to elect John to serve the one year remaining on Annette's term.

Steve seconded the motion, which passed unanimously.

Homeowners Concerns:

A.K. asked that we check with the City about changes in the floodplain status for Spring Creek.

Gillian needs a repair to the threshold of her sliding glass door at 3326 34<sup>th</sup> Street. She also requested that her window well is inspected.

Beth said that residents are not breaking down boxes in the recycling. We will send out notices to owners and residents with the trash guidelines.

Steve has noticed a lot of dog waste around the property. It gets particularly bad after it has snowed. Helen will investigate the cost of hiring a clean-up service.

Kirk said his parking space is being used as guest parking. We will put up more signage and remind owners of the parking rules. Board members are authorized to tow vehicles that are illegally parked.

Date of Next Meeting:

The next board meeting will be on Monday April 24, 2017 at 6:30 pm in the clubhouse.

The meeting was adjourned at 7:34 pm.