

**Spring Creek Homeowners' Association
ANNUAL MEETING
Wednesday February 16, 2022**

MINUTES

Present: Scott Glancy, Susan Northleaf, Nick Clough, Beth Gracely, Annette Nathan, Maggie & Tom Vaughn, Teresa Torab, Mischa Delaney and Haley Brown, plus two proxies. A quorum is present.

The meeting was held over Zoom and was called to order at 6:03 pm.

Helen Cartwright represented Creekside Community Association Management.

Approval of Minutes:

Susan Northleaf moved to approve the minutes of the 2021 annual meeting. Beth Gracely seconded the motion, which passed unanimously.

President's Report:

Beth Gracely reported on association activities during 2021:

The association arborist completed a review of the tree trimming needs on the property and the board has started working through the list as our budget allows, beginning with the trees that are more likely to impact the buildings.

Four townhomes had their decks replaced. Again, this is a large project and we are prioritizing the decks that are in worst condition.

Last year we also made a start on rebuilding the collapsed flagstone walls at the entrance to the 34th St. This will be completed in spring 2022.

All chimneys were inspected in 2021 and any chimneys that needed cleaning were taken care of by the owners.

We did a couple of temporary repairs to the asphalt in the Spring Creek Place culs de sac, with the goal of raising funds to fully replace the asphalt in those areas in a few year's time. There was a City water main leak at the east end of Spring Creek Place. They should be back on site to do a better patch of the hole they cut in the parking lot.

In addition, we took care of regular ongoing maintenance items and we have good contractors for landscaping and snow removal.

We would like to thank Rebecca Glancy for taking on the task of maintaining the dog bag stations – it makes a real difference to the condition of our common property.

Treasurer's Report:

Susan reported that at the end of 2021 we had just under \$77,000 in total assets.

This is about \$4,500 less than at the start of the year. Deck replacements cost around 20% more in 2022 due to increased material costs. Snow removal was underbudgeted in 2021, so this item has been increased for the 2022 budget.

In order to keep up with these and other projected increases in expenses, and keeping up with saving to the reserve account, the board approved a \$20 / month dues increase. Monthly dues are now \$300 / month.

Susan also noted that one of the largest expenses is insurance – the board wants to ensure that we have good coverage in place for our townhomes.

2022 Projects:

We are planning on replacing two more townhome decks this year, as well as the clubhouse deck. As mentioned, the flagstone wall rebuild will be completed and we will continue working through the list of tree trimming needs.

Election of Directors:

Susan Northleaf moved to re-elect Scott Glancy for a new three-year term on the board. Beth Gracely seconded the motions, which passed unanimously.

Homeowners Concerns:

Teresa Torab, 3415, requested that we get buckets of ice melt installed in all the culs de sac. Helen Cartwright requested that owners contact her right away if there are any issues with the snow removal, such as sidewalks blocked by a snow pile.

The meeting was adjourned at 6:34 pm.