

Spring Creek Homeowners' Association
ANNUAL MEETING
February 17, 2016

MINUTES

The meeting was called to order at 6:35 pm.

Present were: Serena Leland, John Hungerford, Mischa Delaney, Steve Pitt, Dianna Pitt, Bryan Connally, Annette Nathan, John Nathan, Beth Gracely, Kirk Dudley, Missy Bolin and Susan Northleaf, plus two proxies. We have a quorum. Helen Cartwright represented Bartlett Property Management.

Minutes:

Bryan moved to approve the minutes of the 2015 annual meeting. Beth seconded the motion, which passed unanimously.

President's Report:

Susan reported on the Association's activities in 2015.

We built a new dumpster shed in the 3300 cul de sac to replace the shed that was falling apart. Bike racks were installed behind the new dumpster shed and also in the 3500 cul de sac.

The other main project was the first phase of an ongoing project to improve the landscaping in the community. All the front areas in the 3500 cul de sac were updated. We will continue with the 3400 cul de sac this year.

Other projects were re-routing the gutter at 3312 to improve drainage, and painting the windows and trim.

Treasurer's Report:

Bryan reported on the Association finances. At the end of 2015 our total assets were \$109,000.00.

Our year end budget was over on insurance, building repairs and snow removal, but under for grounds maintenance. \$43,000 was added to the reserve savings account over the year.

The 2016 budget shows line item increases for buildings, administration and reserve savings. There will be a \$5 / month dues increase in 2016.

2016 Projects:

We look into staining the buildings in 2016, and will continue with the second phase of the landscaping renewal. We will also check into crack-sealing the asphalt.

Election of Directors:

Kirk moved to re-elect Susan for another three year term on the board. Beth seconded the motion, which passed unanimously.

Homeowners Concerns:

The sump pump at 3312 failed, causing the basement to flood. The sump pump now drains into the gutter on the side of the building. The ground at the rear of the building is constantly wet. We will investigate the sprinkler system to be sure this is not adding to the problem and take further mitigating action to get the water away from the building.

The flagstone walkways need levelling. We will get bids on making these repairs.

The City is requiring all multi-family communities to provide compost service beginning June 2016. We will get one cart in the 3400 cul de sac dumpster shed, to be collected every two weeks.

The sidewalk light at 3595 cannot be repaired. In the long term we will look at alternatives to the sidewalk lights.

Date of Next Meeting:

The next board meeting will be on Monday April 17, 2016 at 6:00 pm in the clubhouse.

The meeting was adjourned at 7:48 pm.