

**Spring Creek Homeowners' Association
ANNUAL MEETING
Monday February 19 2018**

MINUTES

The meeting was called to order at 6:44 pm.

Present were: Mischa Delaney, Sarah Cavey, Aaron Davis, Bethenie Hope, Scott Glancy, Kirk Dudley, Barry Dugan, Beth Gracely, Teresa Torab, Diana Pitt and Steve Pitt. There is one proxy. A quorum is present
Helen Cartwright represented Creekside Community Association Management.

Approval of Minutes:

Bethenie moved to approve the minutes of the 2017 annual meeting. Kirk seconded the motion, which passed unanimously.

President's Report:

Beth reported on the Association activities during the previous year. In 2017 our main project was completing the landscaping renewal in the 34th Street cul de sac. All front garden areas have been updated. We also rebuilt several sprinkler zones on the east side of the property, and rebuilt some of the flagstone walkways. We did some substantial tree work, trimming for the health and appearance of the trees, as well as maintaining safety for residents. Steve and Diana re-painted the clubhouse and we replaced the old furniture and put up some new artwork. Sarah suggested that we have a waiver for owners to sign if they are doing maintenance work for the association, to protect the HOA from liability claims.

Treasurer's Report:

Diana reported that at the end of 2017 our total assets were \$92,231.07. Total income from dues for the year was \$116,330 and we also received a payment of \$3,300 from the City of Boulder for use of Spring Creek Place during construction detours. 2017 expenses totaled \$66,368.15. There was over-spending on building repairs and grounds maintenance, but this was offset by a \$15,000 rebate on insurance due to improper notice of premium increases. There are not many delinquent accounts and no owner is more than 60 days in arrears. The 2018 budget has a \$5 / month dues increase. This is to cover increases in the budget for grounds maintenance, building repairs and utility costs. It also includes transferring \$38,960 to reserves for long term improvement projects.

2018 Projects:

The main project we have planned for 2018 is to start staining the buildings. This year we will do half the buildings and the remainder will be done the following year. We will check with Mountain Woodcare to see which sections should be done first.

Steve suggested that the flooring is replaced in the clubhouse, when we have funds for this project.

Election of Directors:

Diana and Aaron's terms on the board are up. Aaron was appointed to serve the remainder of Susan's term, after she took over from John Nathan.

Steve moved to re-elect Diana and Aaron for new three year terms on the board. Bethenie seconded the motion, which passed unanimously.

Homeowners Concerns:

Mischa asked what the board's plans are for dealing with the poor drainage in the parking lot where her sump pump drains onto the asphalt. We have received bids for replacing sections of asphalt, for installing a concrete drain pan and for trenching an underground pipe. Replacing the asphalt in the entire parking lot is scheduled for a couple of year's time, so the board was not sure how much to invest in a short term solution.

We could move the asphalt replacement project forward. Helen will get updated pricing and the board will consider the feasibility of this.

Kirk suggested that we look into the possibility of installing electric vehicle charging stations, as the parking lot would already be torn up. We could offer this as an option to owners, at their expense.

Bethenie would like some of the plants replaced in her front garden area. The board will meet with the landscaper in the spring to review the front gardens. Any plants that have died in the 34th St cul de sac will be replaced under warranty.

Mischa asked if the area of grass between 3312 and 3314 can be re-seeded. Helen will ask the grounds maintenance company to do this.

Someone has dumped a pallet in the 34th St cul de sac. Helen will ask Western Disposal to remove it.

Barry commented that the snow removal has not been very good. We have a new snow removal company this year and they are much more consistent with the 2" trigger for shoveling. The small storm we recently had was only 1.5" so no snow removal was done. After discussion of lowering the service level, the membership decided to keep the 2" limit. There is ice melt in the buckets by the mailboxes for the use of owners. Next time a newsletter is sent out we will include an item on the snow removal contract.

Aaron asked about the hot tub. It was expensive to service and maintain, so we stopped opening it. Steve would like to look into alternative uses for the space. Helen will get an estimate from Bill Johnston to remove and dispose of the hot tub, and to install a new floor.

Date of Next Board Meeting:

The next board meeting will be on Thursday April 12, 2018 at 6:30 pm in the clubhouse.

The meeting was adjourned at 8:14 pm.