

**Spring Creek Homeowners' Association**  
**ANNUAL MEETING**  
**Wednesday February 20, 2019**

**MINUTES**

Present were: Diana Pitt, Beth Gracely, Kirk Dudley, Scott Glancy, Aaron Davies and Mischa Delaney. There are three proxies.  
The meeting was called to order at 6:39 pm. A quorum is present  
Helen Cartwright represented Creekside Community Association Management.

Approval of Minutes:

Kirk moved to approve the minutes of the 2018 annual meeting. Beth seconded the motion, which passed unanimously.

President's Report:

In 2018 we stained the buildings in the culs de sac along Spring Creek Place. We also repaved the parking lot and fixed the drainage issues in the 34<sup>th</sup> St parking lot. The timbers around the street end of the parking lot were removed and a new flagstone retaining wall was installed.  
Other projects included tree trimming and repairing a leak under the clubhouse.

Treasurer's Report:

At the end of 2018 we had total assets of \$56,321.64.  
Our income was \$1,100 under budget due to delinquent payments. Expenses were a total of \$6,900 over budget, due to expenses for building repairs, insurance, water & sewer and grounds maintenance. Snow removal and tree maintenance costs were under budget. Budget amounts have been adjusted accordingly in 2019, and dues were raised \$5 / month. We transferred \$36,000 to reserve savings.  
Kirk moved to approve the budget. Aaron seconded the motion, which passed unanimously.

2019 Projects:

The main project in 2019 will be to stain the buildings in the north cul de sac. It will begin in April and will cost \$21,000.  
We will also re-paint the parking space markings and numbers along the Spring Creek Place culs de sac and the driveway.  
Future projects include painting the windows and trim and re-paving the rest of the asphalt. The carport roofs in the 3400 and 3500 culs de sac have been inspected and do not need replacing yet.

Election of Directors:

Kirk moved to re-elect Scott for a new three year term on the board. Diana seconded the motion, which passed unanimously.

### Homeowners Concerns:

*Snow Removal:* Some owners were concerned that the snow removal contractor was slow at getting to the shoveling. Helen wrote to the owners to explain that we are late on the schedule because we did not sign up for shoveling after only a dusting of snow to save money.

Aaron asked about installing electric car chargers. We discussed the possibility of wiring a charger to the clubhouse and charging owners for the energy used. The location would have to be determined. Another option would be for owners to install a charger in their own parking space. This would require architectural approval.

*Insurance:* Kirk moved to increase the deductible on the insurance policy to \$10,000, in order to bring down the premium cost. Diana seconded the motion, which passed unanimously.

*Parking Spaces:* Beth moved to approve the bid from Front Range Asphalt Maintenance to re-paint the parking markings. Kirk seconded the motion, which passed unanimously.

*Lighting:* Helen is getting a bid to replace the wall lights along Spring Creek Place. The bollard lights replacements are \$450 each, not including installation. Once the wall lights are working we will see if the sidewalk lights are really needed. Owners could also replace their porch lights if they want more brightness.

*Mail Security:* Locking mailboxes would cost around \$1600 for each cul de sac. 2 box parcel lockers are around \$1300, and could only be used by USPS. The members felt that this expense is not justified at this time. Helen will look into a mail box with 40 slots for the whole community to use.

*Clubhouse / Hot Tub Space:* We are getting a bid from Bill Johnston to remove the hot tub and rebuild the floor. There is still something coming through the wall. We will look into getting a pool table or futsal table.

*Stormwater charge:* Kirk confirmed that there is storm water billing on the domestic water bills, so the association should not also be charged for storm water.

*Financial report display:* Kirk presented a new format for viewing the budget and financial trends. He requested csv copies of the financials from 2017.

### Date of Next Board Meeting:

The next board meeting will be on Wednesday April 10, 2019 at 6:30 pm in the clubhouse.

The meeting was adjourned at 7:48 pm.

