

**Spring Creek Homeowners' Association**  
**ANNUAL MEETING**  
**Tuesday February 21, 2023**

**MINUTES**

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Present: Haley Brown, Susan Northleaf, John Rasch, Leah Kennedy, Beth Gracely, Scott Glancy, Amy Levine and Teresa Torab plus one proxy. A quorum is present. The meeting was held over Zoom and was called to order at 6:04 pm. Helen Cartwright represented Creekside Community Association Management.

Approval of Minutes:

Susan Northleaf moved to approve the minutes of the 2022 annual meeting. Haley Brown seconded the motion, which passed unanimously.

President's Report:

Beth Gracely gave an overview of the Association's activities during 2022.

We continued with general repairs, including some siding, fences, water damage at the clubhouse and gutter repairs. Due to inclement weather the fall gutter cleaning was not completed this year – we will catch up in the spring.

Wasps continue to be prevalent on the property so last year we set up a bi-monthly treatment plan with the pest control company that helped us keep on top of this.

Raccoons continue to be problematic at 3565 – 3595 and we are working to trap a raccoon that is getting inside the roof so that the entry point can be sealed and repaired. We had some clean up work to do in the 3500 cul de sac after a paint can got crushed in the trash truck and exploded paint over the property. New signs are needed with the trash / recycling guidelines.

The board is in the process of reviewing the solar / battery powered lights on the carports and dumpster sheds so that batteries can be replaced.

Decks were replaced at the clubhouse and on two townhomes.

We had complaints about lots of thistles in the common area. There have been no chemicals applied to the lawn for several years and this has allowed a build up of weed seeds. The grounds maintenance company has suggested that a single application of a chemical pre-emergent treatment could help to minimize growth of weeds. This treatment is applied in early spring, when there are fewer people spending a lot of time outdoors. Helen will get more information from the contractor about the product, and the board will vote on this by email. No owners at the meeting were opposed to this.

The board continues to work through an extensive list of tree trimming, which will carry over to 2023.

We extend our thanks to Rebecca Glancy for refilling the bags for the dog waste stations, and to all dog owners for using the bags to keep our neighborhood clean.

Treasurer's Report:

Susan reported that at the beginning of 2022 we had total assets of about \$76,000 and we had increased this to \$86,640 by the end of the year, after expenditures for deck replacements. However our operating expenses went \$6,000 over budget so we were not able to save as much as planned to the reserve account.

Building up our reserve account is a big focus as we plan for upcoming projects like staining the buildings, replacing carport roofs and re-surfacing parking areas along

Spring Creek Place. Spring Creek currently has reserves at about 36% of projected expenses and we would like to have at least 50 %.

The board approved a \$30 dues increase to cover operating expenses and properly fund the reserve account. We will be using reserve funds to replace four townhome decks in 2023.

#### 2023 Projects:

As well as replacing decks and continuing with tree trimming, the HOA will arrange for chimneys to be inspected, as we do every other year.

#### Election of Directors:

Amy Levine moved to re-elect Beth Gracely and Susan Northleaf for new three-year terms on the board. Haley Brown seconded the motions, which passed unanimously.

#### Homeowners Concerns:

A few owners reported damage to the Spring Creek fence where a vehicle either slid or backed up into it. To minimize issues with trucks pulling out of the 3500 cul de sac, Haley suggested removing the parking space between the mailboxes and the cul de sac entrance and re-assigning one of the guest spaces to 3511. Helen will arrange with the asphalt company to change the parking space markings and inform the owner of 3511 of the change in assigned parking.

John mentioned that the rose bush in his front garden is infested with Japanese beetles and suggested that it, and other afflicted plants, could be replaced with something that the beetles don't like. Leah also reported issues with plants that are either overgrown or not doing well / have died. We will review the front garden plants in the spring with the grounds maintenance contractor, including a thorough check of the irrigation drip system.

Beth suggested that the board distributes a newsletter in the spring to review things like dog rules, parking rules, trash / recycling / compost guidelines, sprinkler leaks, carport lights and clubhouse use.

Haley noticed that the clubhouse is out of toilet paper and paper towels. She will buy some and submit receipts for reimbursement.

The meeting was adjourned at 7:03 pm.