

**Spring Creek Homeowners' Association
ANNUAL MEETING
Wednesday February 24, 2021**

MINUTES

Present: AK Best, Amy Levine, Penny Lowry, Steve Pitt, Susan Northleaf, Scott Glancy, Annette Nathan, Aaron Davies and Teresa Torab, plus one proxy.

The meeting was held over Zoom and was called to order at 6:34 pm. A quorum is present.

Helen Cartwright represented Creekside Community Association Management.

Approval of Minutes:

Susan Northleaf moved to approve the minutes of the 2020 annual meeting. AK Best seconded the motion, which passed unanimously.

President's Report:

Beth Gracely reported on association activities over 2020:

Our main project was to replace 4 back decks. This will be an ongoing project over the next several years. We also did some siding repairs and window trim touch up.

We did some planned tree trimming and removal, as well as storm damage clean up.

The clubhouse heater needed a repair, we did some repairs to gutters and downspouts, and took care of minor repairs to front porches and fencing.

The grounds are in good shape and the new snow removal company is doing a good job.

Treasurer's Report:

Susan reported that total assets at the end of 2020 were \$81,405.94. Income was slightly above the budgeted amount and expenses were also a little over budget. We spent \$22,245 from the reserves account on deck replacements.

The budget for 2021 was approved by the board with a \$10 / month dues increase. This will cover increases in operating costs and savings to maintain our aging property.

2021 Projects:

The board plans to replace five more back decks in 2021.

Election of Directors:

Susan moved to elect Steve Pitt and Amy Levine for three-year terms on the board.

Annette Nathan seconded the motions, which passed unanimously.

Homeowners Concerns:

Residents in the 3400 cul de sac requested a larger recycling receptacle. Steve & Helen will meet with the Western Disposal representative to see what changes we can make to the service to increase capacity.

There are issues with ice build up in the parking spaces at 3405-3535. This is exacerbated by asphalt cracking and the area does not drain correctly. The board will meet with the asphalt contractor to come up with a repair solution. Asphalt repairs are also needed in the 3500 cul de sac.

The meeting was adjourned at 7:08 pm.