

Spring Creek Homeowners' Association  
Annual Meeting Minutes  
March 18, 2015

The meeting was called to order at 6:10 pm.

Present were: Bryan Connally, Beth Gracely, Susan Northleaf, Bridget Sorrell and Francesco Sangiorgi, Barry Dugan, Teresa Torab, Galen Maclaurin, Kim Miller, Kirk Dudley and Missy Bolin, plus one proxy. We have a quorum. Helen Cartwright represented Bartlett Property Management.

Minutes:

Susan moved to approve the minutes of the 2014 annual meeting. Bryan seconded the motion, which passed unanimously.

President's Report:

Susan reported on the work we did in 2014, including re-roofing the carports, crack-sealing the asphalt, replacing mailbox posts and some of the mailboxes. We tried, with limited success, some solar lights on the carports as the parking lots are very dark at night. The chimneys were inspected and all chimneys that needed it were cleaned.

The board signed an easement with the City of Boulder in the SE corner of the property for the new bike path and re-routing the creek. Once this work is complete, Spring Creek Townhomes will no longer be in the 100 year flood plain. We also re-routed the drainage at 3312, to minimize the impact of negative slope under the deck and three window wells were replaced.

Treasurer's Report:

Bryan reported that at the end of 2014 we had \$124,000.00 in total assets. Our reserve savings are earmarked for future projects and we are well funded. The Board approved a budget for 2015 with a \$10.00 dues increase. Teresa asked if the dues will continue to increase annually. Bryan explained that we have to keep up with the costs of our services and maintain our reserve savings to avoid any special assessments in the future.

2015 Projects:

We have begun the process of renewing our landscaping. The Board has selected Thomas Rutherford of Mosaic Gardens to work on this project. The intention is to have a uniform look across the community. We are looking to do this project over 4 years.

This year we will be painting the windows and trim. Bryan moved to approve the proposal from Flett Painting. Susan seconded the motion, which passed unanimously.

Work has begun on re-building the 34<sup>th</sup> Street dumpster shed and we are looking into installing a bike rack behind the shed. We will look into locations in the other cul de sac that may be suitable for a bike rack.

We will see if another window well needs replacing this year and we will either repaint or replace any rusted mailboxes.

This year we will have Sun and Shade doing our grounds maintenance.

Election of Directors:

Susan moved to re-elect Bryan and Annette for three year terms on the board.

Bridget seconded the motion, which passed unanimously.

Homeowners Concerns:

Teresa asked about the possibility of putting a fence along 34<sup>th</sup> Street behind her row of townhomes to prevent passersby from coming onto the back porches. The board will have further discussions about this.

Date of Next Meeting:

The next board meeting will be on Monday April 27, 2014 at 6:00 pm in the clubhouse.

The meeting was adjourned at 7:07 pm.