

Spring Creek Homeowners' Association
ANNUAL MEETING
Wednesday March 4, 2020

MINUTES

Present were: Beth Gracely, Susan Northleaf, Beatrice and Galen Maclauren, Penny Lowry, Diana & Steve Pitt, Kirk Dudley, AK Best and Scott Glancy. There are two proxies.

The meeting was called to order at 6:36 pm. A quorum is present
Helen Cartwright represented Creekside Community Association Management.

Approval of Minutes:

Beth moved to approve the minutes of the 2019 annual meeting. Kirk seconded the motion, which passed unanimously.

President's Report:

Beth reported on association activities over 2019:

New area lights were installed on the building ends on Spring Creek Place.

The second phase of staining of the buildings was completed.

Some roof repairs were completed.

The parking space striping and numbering were repainted.

The chimneys were inspected and two need cleaning, which was taken care of by the owners.

A no through street sign was installed at the end of Spring Creek Place to help stop people trying to drive through.

Two dead trees were removed along 34th Street and one of the other maples was treated to improve its condition.

We have been having issues with the snow removal company and we will bid out this contract next year.

Treasurer's Report:

At the end of 2019 we had total assets of \$65,251.60. Income was right on budget, and operating expenses for the year closed out under budget. We spent just under \$30,000 on reserve projects.

The board approved a budget with a \$5 / month dues increase to cover increases in insurance and management and to maintain the reserve savings amount.

2021 Projects:

The Projects for 2020 include touch up painting of the windows and trim, and repairs on back decks and front porches. Deck and porch repairs will be a multi year project.

Election of Directors:

Susan moved to elect Steve for the once year remaining on Diana's term Steve moved to elect Beth and Susan for three year terms on the board. Galen seconded the motions, which passed unanimously.

Homeowners Concerns:

Steve has installed some new solar lights. Residents can notify him if any need adjusting.

Dog waste continues to be a problem on the property. We will install a couple of additional bag dispensers.

Galen requested that more ice is added to the buckets by the mailboxes.

Steve will get bids for replacing the flooring in the clubhouse.

The deck support at 3322 has sunk. Helen will arrange to have it adjusted.

Date of Next Board Meeting:

The next board meeting will be on Monday April 27, 2020 at 6:30 pm in the clubhouse.

The meeting was adjourned at 7:36 pm.