

Spring Creek HOA
Minutes of the Board Meeting
April 12, 2018

The meeting was called to order at 6:36 pm.

Present were: Beth Gracely, Scott Glancy, Diana Pitt, Kirk Dudley, Mischa Delaney, Susan Northleaf and Leah Kennedy. Helen Cartwright represented Creekside Community Association Management. We have a quorum.

Homeowners Concerns:

Susan asked about political signs. They can be displayed in townhome windows.

Approval of Minutes:

Scott moved to approve the minutes of the December 11, 2017 meeting. Diana seconded the motion, which passed unanimously.

Financial Statements:

At the end of March 2018 we have total assets of \$102,789.05.

Income is about \$1200 under budget for the year to date.

We are operating within budget overall. Insurance is slightly over and water is over due to a leak at the clubhouse. Repairs and maintenance are in budget, with some seasonal costs. We have been making monthly transfers to reserves.

There are a total of \$2,235 in delinquencies, but only one person is over 60 days past due.

Diana moved to approve the March financial statements. Beth seconded the motion, which passed unanimously.

Old Business:

Wonderland Creek Project: The gate at the bridge has been moved to allow bikes and pedestrians to get through. Helen is waiting to get an update from the City engineer.

Grounds Maintenance: The Sun & Shade contract for 2018 grounds maintenance was approved by email. The spring clean up is scheduled for Monday April 16 and the sprinklers will be turned on according to the moisture levels.

We will set up a time to meet with Thomas to check for plant replacements, including those covered by warranty.

Staining Buildings: Mountain Woodcare are scheduled to start 10 – 15, May. They will be staining the buildings on Spring Creek Place first. The contractor will check for repairs as they work. Helen will send an email to owners in advance and the contractor will put out flyers the week before work is due to start.

New Business:

34th Street parking lot: The board agreed that it makes sense to move forward with replacing this parking lot in 2018. Helen is getting a second bid. We will also look into installing an underground drain for the excess ground water that accumulates at 3312 34th Street. The bid will also include striping along Spring Creek Place.

ACC Applications:

The owners at 3551 Spring Creek Place need to paint the pipes they have installed on the front of the building.

The gate on the back porch at 3575 was approved by email

The application for a green front door, with a window light, at 3425 was not approved as submitted. The board will allow the window, but the door must be tan to match the windows.

Diana submitted a request to install an A/C unit. Beth moved to approve the application. Kirk seconded the motion, which passed unanimously.

We will update the rules to include the architectural requirements.

Election of Officers: Kirk moved to keep the officers the same. Beth is President, Kirk is Vice President and Diana is Secretary/Treasurer. Beth seconded the motion, which passed unanimously.

Other Business:

Helen will send the bid from Taddiken Tree to treat the trees to the board by email.

We will order more attractant for the wasp traps and then board members will put the traps up around the property. Scott suggested marking them as Spring Creek property.

Mischa asked about re-seeding the grass at 3312 – 3314. Helen will speak with Sun & Shade about this.

The tenants at 3507 have multiple motorcycles parked in a visitor spot. Helen will contact the property owner.

Next Meeting Date:

The next meeting will be on Thursday June 21, 2018 at 6:30 pm in the clubhouse.

The meeting adjourned at 7:46 pm