

**SPRING CREEK TOWNHOMES HOA
BOARD MEETING**

Wednesday April 13, 2022

MINUTES

Board members present: Susan Northleaf, Beth Gracely, Haley Brown and Amy Levine. Helen Cartwright represented Creekside Community Association Management. The meeting was held over Zoom and was called to order at 6:05 pm. We have a quorum.

Homeowners Concerns:

We are planning to meet with Thomas / Mosaic gardens to review the front gardens. Beth said we need new mulch and the shrubs in front of 3535 – 3557 need attention. The latch is broken on the compost bin on Spring Creek. Helen will request a replacement from Western Disposal, like the one in the 34th St cul de sac.

Approval of Minutes:

Beth moved to approve the minutes of the December 6, 2021 meeting. Susan seconded the motion, which passed unanimously.

Financial Statements:

Susan reported that at the end of March our total assets are \$77,514. This is about \$10,000 lower than at the end of February as we paid for materials for deck rebuilding. Snow removal through March is at \$9,900 which is higher than the annual budget of \$8,500. Hopefully this will even out with other expenses over the year. There are no concerning delinquencies.

Susan moved to approve the November financial statements. Beth seconded the motion, which passed unanimously.

Old Business:

Sidewalk lights: We have not made any progress on this project, and it is not a high priority right now. We will look into installing solar lights on the building side of the carports or residents can install solar lights along their walkways.

Tree Pruning: Susan moved to approve the priority items identified by Chris Reinholt. We will inspect the trees when we do the grounds walkthrough and select other items from the list. We can also review later in the summer when we have a clearer idea of the state of the budget. Beth seconded the motion, which passed unanimously.

Rules Update: Helen still needs to send the updated document to the board.

New Business:

Appointment of Officers: Haley moved to appoint Beth as President, Scott as Vice President and Susan as Treasurer. Amy seconded the motion, which passed unanimously.

Grounds Maintenance: The Sun & Shade contract for 2022 grounds maintenance was approved by email.

Grounds Walkthrough: Helen will set up a time with Thomas to inspect the front gardens. Beth & Haley will join the walkthrough.

Flagstone Wall Repair: Sun and Shade will complete the repair on the south side of the driveway tomorrow. Haley mentioned there were a couple of loose rocks on the north side wall and requested that these are checked as well. The crew will also blow out the parking lots.

Deck Replacements: We are replacing the clubhouse deck and the decks at 3527 and 3475, beginning next week. One of the owners will need to move their A/C condenser. This will take care of the remainder of the decks that were in the worst condition. We will re-check the rest of the decks and inspect the front porches and steps to come up with a plan for the next phase of this project. We can also replace any nails that are coming up on decks with screws.

Next Meeting Date:

The next board meeting will be on Wednesday June 15, 2022 at 6:00 pm, at the clubhouse – with a zoom option.

The meeting adjourned at 7:00 pm