

**SPRING CREEK TOWNHOMES HOA
BOARD MEETING**

Tuesday April 18, 2023

MINUTES

Board members present: Susan Northleaf, Haley Brown and Beth Gracely.
Helen Cartwright represented Creekside Community Association Management.
The meeting was held over Zoom and was called to order at 6:08 pm. We have a quorum.

Manager Report / Homeowners Concerns:

A homeowner needs to replace their back deck light for their rental housing application. The documents are unclear on the responsibility for these lights. The board decided that the owner can replace the light with architectural approval.

The owners at 3425 requested that the shrubs at the rear of their townhome are not trimmed.

The clubhouse needs to be cleaned up after being used for storing deck materials.

The owner at 3565 continues to hear raccoon noise on the roof of the building. We will have the roofs periodically inspected for damage.

Approval of Minutes:

Susan moved to approve the minutes of the December 6, 2022 meeting. Beth seconded the motion, which passed unanimously.

Financial Statements:

Susan will review the financial statements and the board can approve them by email. We have total assets of \$92,387.68 and we are operating within the annual budget. There is a total of \$1300 in past due assessments.

Old Business:

Raccoons: The roof has been repaired and the raccoons have been excluded.

Motion Lights: This will be revisited in the fall when the nights start to draw in.

Deck replacements: The crew are finishing up the last of the four decks scheduled for replacement this year. Helen will notify owners that they can re-install their AC condensers.

Ice melt containers: The ice melt buckets will be stored in the hot tub room over the summer. Any that are in poor condition will be thrown away.

Wasp traps in clubhouse: Helen will order more 10 week wasp trap refills. We will also have the bi-monthly wasp service from Norther Colorado Pest & Wildlife this year, and request that holes in the siding are filled once they have been treated. Haley will draft a memo on when to call in the wasp service, to include in the newsletter.

Tree Trimming: The final items on the tree trimming list have been completed.

New Business:

Appoint Officers: Susan moved to keep the officer positions the same. Beth is President, Scott is Vice President and Susan is Treasurer. Haley seconded the motion, which passed unanimously.

Landscaping Walkthrough: We have a walkthrough scheduled with Sun & Shade for Thursday May 25 at 10am.

Altering Parking Spaces: The second assigned space for 3511 will be moved to the other side of the mailboxes, to improve visibility when pulling out of the cul de sac. Yellow stripes will be added to the two spaces from the mailbox to the turn in.

Chimney Inspections: The inspections are lined up with Colorado Chimney Company for the week of May 15.

ACC Applications: The application from 3557 to install their AC condenser at the side of the house was approved by email.

Other Business:

We will order toilet paper and paper towels for the clubhouse.

Newsletter: We will include the following items in a newsletter: wasps/bees, composting / trash, chimney inspections, parking rules reminder, pets in common areas, and reporting irrigation issues.

Next Meeting Date:

The next board meeting will be on Tuesday June 13, 2023 at 6:00 pm

The meeting adjourned at 7:20 pm