

SPRING CREEK TOWNHOMES HOA
BOARD MEETING
Monday April 26, 2021

MINUTES

Board members present: Susan Northleaf, Beth Gracely and Scott Glancy. Helen Cartwright represented Creekside Community Association Management. The meeting was held over Zoom and was called to order at 6:02 pm. We have a quorum.

Homeowners Concerns:

Squirrels have chewed through the wiring for the A/C at 3565 again. The pest control company is installing a one-way door to get the squirrels out from the crawl space. We will have Bill check the front porch at 3310 that was noted in the buyer's inspection as needing repairs.

Approval of Minutes:

Beth moved to approve the minutes of the December 9, 2020 meeting. Beth seconded the motion, which passed unanimously.

Financial Statements:

At the end of March, 2021 we have \$1517.83 in the checking account and \$86,581.68 in reserve savings. So far this year we are over budget, with high expenses in building repairs and snow removal. There were insufficient funds to make the reserve transfer in March. Susan suggested that instead of replacing six decks this year we do four in the spring and hold off on the other two. If funds are available the decks could be done in the fall, or put off until next year. There are no concerns with delinquencies.

Susan moved to approve the March 2021 financials. Beth seconded the motion, which passed unanimously.

Old Business:

Raccoon damage / siding repairs: The repairs have been completed at 3565 -3595 Spring Creek Place.

Deck Replacements: We will identify which four decks should be prioritized for replacement this spring. Work is underway at 3435. Once the deck is replaced at 3322, the owner should submit an ACC application for the garden area to get into compliance. The HOA finances will be assessed in the fall before we make a decision on additional deck replacements.

New Business:

Board Members / Appointment of Officers:

Steve & Diana are selling their townhome so Steve is resigning from the board. We will open up the vacancy to the ownership to see who is interested in joining the

board. Thanks to both Steve and Diana for their contributions to the community. Beth was appointed as President, Scott as Vice President and Susan as Treasurer.

Grounds Maintenance contract: The 2021 grounds contract with Sun & Shade was approved by email.

Asphalt Repairs: We have a bid from Front Range Asphalt Maintenance to do some modest repairs in the 3400 and 3500 parking areas. This will allow us to improve some of the more damaged areas in advance of full replacement which is still several years away. This was also approved by email.

Chimneys and Sump Pumps: The chimneys will be inspected this year. Owners of units with sump pumps will be advised to test they are working. Other owners may wish to look into installing their own pumps so they do not have to rely on their neighbor's pump working.

ACC Applications:

3322, satellite dish, AC, back gate– approved by email

3405 sump pump – approved by email

3405 raised beds – not approved by email

Other Business:

Sun & Shade will be reminded to clean up the full length of the Spring Creek Place fence, down to the drainage area.

Next Meeting Date:

The next meeting will be on Monday June 14, 2021 at 6:30 pm on Zoom.

The meeting adjourned at 7:05 pm