

**SPRING CREEK TOWNHOMES HOA**  
**BOARD MEETING**  
Wednesday August 4, 2021

**MINUTES**

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Board members present: Susan Northleaf, Amy Levine, Beth Gracely, Haley Brown and Scott Glancy.

Owners present: Nick Clough

Helen Cartwright represented Creekside Community Association Management.

The meeting was held over Zoom and was called to order at 6:03 pm. We have a quorum.

Homeowners Concerns:

There was a complaint about the new tenant's dogs at 3310 running loose. They are now supervising their dogs better.

Sun & Shade will remove any fallen branches on the property. Reinholt Tree will do an inspection for pruning recommendations.

There is an abandoned looking bike attached to the bike rack in the 3500 cul de sac. Scott said it might be his.

Approval of Minutes:

Scott moved to approve the minutes of the June 14, 2021 meeting. Susan seconded the motion, which passed unanimously.

Financial Statements:

At the end of July 2021, we have \$68,886.15 in total assets, which is an increase of around \$3000 from June. There is approximately \$1000 in delinquent payments. This is not concerning, as some owners pay several months at once. Expenses are normal. Susan moved to approve the July financial statements. Scott seconded the motion, which passed unanimously.

Old Business:

*Raccoon damage / siding repairs:* The different deterrent product could not be smelled inside the homes, but there is still quite a bit of raccoon activity. There is siding damage at 3575 and by the 3585 chimney. These items will be added to Bill's list for siding repairs, which he should be getting to in the next few weeks.

*Chimney Inspections:* Two chimneys still need cleaning. Helen will follow up with the owners to get this done before fall.

*Sidewalk lights:* Helen still needs to talk to the electrician about removing the sidewalk lights – he is out of town for a few weeks.

*Grounds:* The thistles will be spot treated next week during the dry weather. Bill made some adjustments to the east fence.

*Spring Creek Place fence:* Planters attached to the Hayden Place side of the fence have been removed.

New Business:

*Flagstone Walls at 34<sup>th</sup> St entrance:* Beth moved to approve the bid from Sun & Shade to rebuild the wall by 3344. Amy seconded the motion, which passed unanimously. We will do the section by 3310 next year.

*Sewer line inspections:* The individual inspections have been completed by Garvins and owners were given feedback on the condition of their sewer lines.

*ACC Applications:*

3415 camera – approved by email

Amy moved to approve the application from 3517 to install an air conditioner. Beth seconded the motion, which passed unanimously.

Other Business:

A new compost cart has been added in the 34<sup>th</sup> St cul de sac.

Next Meeting Date:

The next meeting will be on Wednesday October 6, 2021 at 6:00 pm

The meeting adjourned at 7:10 pm