

**SPRING CREEK TOWNHOMES HOA
BOARD MEETING**

Tuesday August 15, 2023

MINUTES

Board members present: Susan Northleaf, Haley Brown, Amy Levine and Beth Gracely. Helen Cartwright represented Creekside Community Association Management. The meeting was held over Zoom and was called to order at 6:15 pm. We have a quorum.

Manager Report / Homeowners Concerns:

As there are ongoing issues with the gutters getting clogged at 3517/3521, Beth moved to approve installing screens on the gutters. Haley seconded the motion, which passed unanimously.

Amy said there is a weed tree growing through the steps at 3405. This will be added to Sun & Shade's task list.

The back deck closet doors at 3485 need to be repaired. Helen will ask Bill Johnston to take care of this.

Approval of Minutes:

Susan moved to approve the minutes of the June 13, 2023 meeting. Beth seconded the motion, which passed unanimously.

Financial Statements:

At the end of July we have \$1,618.79 in the operating account and \$87,143.37 in reserve savings. Income is a little ahead of the yearly budget and for the most part expenses are as expected.

Susan moved to approve the July 2023 financials. Beth seconded the motion which passed unanimously.

Old Business:

Wasp traps: The attractant does not need replacing so we can keep the extras for next year.

Parking spaces: Repainting the parking spaces along Spring Creek Place, adjacent to 3507, is scheduled for August 22.

Chimney Inspections: Three townhomes were identified as needing chimney cleaning. One has already been cleaned and Helen will follow up with the other two owners.

Clubhouse vacuum: The new clubhouse vacuum cleaner is in the closet by the main door. Haley labelled it 'Do Not Remove'.

New Business:

Grounds Maintenance: There are a lot of weeds in the front areas. There is space in the budget to get some hand weeding done as water costs have been low this year. Haley moved to approve up to \$1000 to be spent on hand weeding. Susan seconded the motion, which passed unanimously.

Tree Care: There are a few dead trees on the property and one of the oaks by the entrance to the 34th St cul de sac appears to be diseased. We will get an estimate from Reinholt Tree for tree removal and trimming. Taddiken Tree will inspect the oak tree.

Wing Wall Top Boards: Before approving the estimate from Bill Johnston, the board wants to know how many of these wig walls there are. A decision can be made by email.

ACC Applications: The application from 3435 to install a new AC condenser was approved by email. Susan moved to approve the application from 3425 for new windows. Haley seconded the motion, which passed unanimously.

Next Meeting Date:

The next board meeting will be on Wednesday October 18, 2023 at 6:00 pm

The meeting adjourned at 7:18 pm

Spring Creek Townhomes
Manager's Report
August 15, 2023

7/8/23 | Leah Kennedy 3517, Marcie Rusnock 3521

Upper gutter overflowing. *Gutter It cleared out the gutter, which is filling often from overhead limbs. Gutter guards could be installed – they provided an estimate.*

7/24/23 | Jeff Mogab 3324

Bees in wall, wasps in rear deck closet. *Northern Colorado Pest scheduled to treat for wasps and will inspect report of bees.*

7/28/23 | Rachel Deckert 3565

Water running from backflow device. *Sun & Shade were doing a repair and had to drain the backflow.*

8/7/23 | Beth Gracely 3575

Weeds beyond gate along Spring Creek Place. *Sun and Shade reminded to weed whack along whole length of fence.*

8/10/23 | Teresa Torab 3415

Requested replacement of dead lilac behind deck. *Lilacs were planted by homeowner, so not an HOA responsibility.*

8/12/23 | Mischa Delaney 3312

Requested removal of large burdock behind back deck. *Sun & Shade have scheduled removal*