

**SPRING CREEK TOWNHOMES HOA  
BOARD MEETING**

Wednesday August 23, 2022

**MINUTES**

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Board members present: Susan Northleaf, Beth Gracely, Haley Brown and Scott Glancy.  
Owners present: Annette Nathan and John Nathan.  
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.

Manager Report / Homeowners Concerns:

All items on the Manager Report have been addressed.  
The grass in the 3500 cul de sac has improved since the irrigation was repaired.  
Beth will go through the community after dark to check which of the lights need the batteries replaced.

Approval of Minutes:

Helen confirmed that the clubhouse deck does not need to have a railing as it is under 2 feet high.  
Beth moved to approve the minutes of the June 15, 2022 meeting. Scott seconded the motion, which passed unanimously.

Financial Statements:

At the end of July total assets are \$68,868.40.  
Pest control costs are high due to raccoon trapping. Irrigation water is within the budget.  
We will prepare a draft budget for discussion at the October board meeting.  
Susan moved to approve the July financial statements. Beth seconded the motion which passed unanimously.

Old Business:

*Grounds Maintenance:* Sun & Shade will weed the front garden beds and add mulch as needed. We will wait until next spring to replace plants.

*Raccoons:* The raccoons on the roof of 3565 – 3595 continue to be a problem. Northern Colorado Pest are trapping and relocating, and will try installing flashing along the edge of the building to make it harder for them to climb up. Once all the raccoons are removed we will finish up the repairs.

*Tree Treatments:* These have been completed.

*Gutter Repairs:* These have been completed.

*Wasp Service:* The bi-monthly service appears to be helping to keep the wasps under control. We will clean out the wasp traps at the end of the season and store them in the clubhouse.

New Business:

*Tree removal and trimming:* Susan moved to approve removing the dead tree behind 3338 and trimming the crabapples in front of 3565 – 3595, and removing the mostly dead crabapple by 3595. Beth seconded the motion which passed unanimously.

*Dumpster Shed paint spill:* The dumpster shed has been power-washed and needs to be re-stained. There is still paint on the shed roof, but it is wearing off the asphalt. The affected vehicle owners have insurance claims in progress. Helen will get new signs for the dumpster shed.

*ACC Applications:* The application from 3551 to install an A/C condenser in the common area was approved by email.

Next Meeting Date:

The next board meeting will be on Tuesday October 18 at 6:00 pm.

The meeting adjourned at 7:06 pm