

Spring Creek HOA
Board Meeting | August 26, 2020

MINUTES

Board members present: Susan Northleaf, Beth Gracely, Scott Glancy, Aaron Davis and Steve Pitt.

Helen Cartwright represented Creekside Community Association Management. The meeting was held over Zoom.

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

Homeowners Concerns:

In addition to the items on the manager report, there have been problems with raccoons on the roof at 3565 – 3575. The pest control company have applied coyote urine to the roof and there has been a decrease in activity. The roof will be inspected for damage. Aaron had a bike stolen from his back deck. Nothing else is outstanding.

Approval of Minutes:

Beth moved to approve the minutes of the June 24, 2020 meeting. Scott seconded the motion, which passed unanimously.

Financial Statements:

At the end of July 2020 we have \$3,081 in the checking account and \$74,209 in reserve savings. Income is right on budget and expenses are normal for the time of year. Snow removal is high. One owner is over 30 days past due on their account. Susan moved to approve the July 2020 financials. Aaron seconded the motion, which passed unanimously.

Old Business:

Deck repairs / replacement: Helen reviewed the decks with Bill Johnston. There are 7 decks that are priorities for repair. This will cost in the region of \$35,000. The board decided to do a couple of the very worst ones this year and budget for the others in 2021.

Window trim touch-up: This task has been completed.

New Business:

Tree trimming at east boundary: Steve moved to approve the bid from Reinholt Tree to remove some dead trees and branches in the easement on the east side of the property. Susan seconded the motion which passed unanimously.

Board Members: Susan will stay on the board remotely even though she has moved out of Boulder.

2021 Budget: Susan moved to approve the 2021 Budget with a \$10 / month dues increase. This will allow us to fund the deck replacements without compromising on other long term projects. Steve seconded the motion, which passed unanimously.

ACC Applications:

The application from 3405 Spring Creek Place to install an awning, a gate, a front door and screen was approved by email.

The application from 3326 34th St to install a new air conditioner was approved by email.

Beth moved to approve the new back deck light at 3517 Spring Creek Place. Susan seconded the motion which passed unanimously.

The board requests a diagram showing the location of the proposed AC unit in order to make a decision. The garden is OK as long as the new owners understand that they are responsible for maintaining and / or restoring the area.

Other Business:

Steve noted that the dumpsters got over-filled when residents were moving out this summer. Next year we can look into having extra collections around the end of June & July.

The dog bag stations are getting well used. The can on 34th Street needs emptying every three days or so.

Steve requested that people pay attention to the lights as the nights draw in so he can make any adjustments for coverage. We will review this at the next meeting.

Next Meeting Date:

The next meeting will be on Tuesday October 20 at 6:00 pm on Zoom.

The meeting adjourned at 6:58 pm