

Spring Creek HOA
Board Meeting | December 12, 2018

MINUTES

Board members present: Kirk Dudley, Aaron Davis and Diana Pitt.
Homeowners present: Teresa Torab and Galen MacLauren
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:37 pm. We have a quorum.

Homeowners Concerns:

Teresa is concerned about the recent thefts that have taken place in the neighborhood. Although we have recently added some motion sensor lights in the common areas, it is still very dark. We have to maintain a balance of respecting people's privacy and keeping the community illuminated. Lights could be added by the mailboxes.

The possibility of installing security cameras was discussed, but as they can be expensive to install and monitor, and the images may not be clear, this is not a project the HOA is likely to take on. Individual households may choose to install their own cameras.

The board will investigate installing locking mailboxes with boxes for leaving packages.

We will also send out a reminder to residents that they should lock their doors and windows, lock their vehicles and don't leave valuables in a vehicle, always lock bikes securely and collect their mail daily.

Serena has asked about having a communal bike room, or installing a roof over the bike racks.

The hot tub room could potentially be used for bike storage. Other suggestions include converting it to a games room. Helen will get a bid to remove the hot tub and install a new floor. We can discuss potential uses for the space at the Annual Meeting.

Approval of Minutes:

Diana moved to approve the minutes of the October 24, 2018 meeting. Aaron seconded the motion, which passed unanimously.

Financial Statements:

At the end of November 2018 we have total assets of \$56,731.28. For the year to date we are a little behind on income. Overall expenses are over budget for the year, as both insurance and water have been more expensive than we budgeted for. Snow removal and tree care are under budget. Total delinquencies are \$2200. Diana moved to approve the November 2018 financials. Aaron seconded the motion, which passed unanimously.

Old Business:

34th Street Parking Lot Retaining Wall: This project has been completed, and it looks great.

Building Repairs: Siding repairs at 3565 – 3595 are still outstanding. Helen will follow up with the contractor. Clubhouse siding repairs under the deck by the hot tub room have been completed.

Tree Trimming: The pine and spruce that were growing over the sidewalks in the 34th St cul de sac have been trimmed for clearance.

2019 Budget: The Board approved the revised budget with a \$5 / month dues increase by email.

Helen will get the City water bills to Kirk, so we can compare storm water charges against individual homeowner bills.

New Business:

Carport Roofs: The carport roofs in the 3400 & 3500 culs de sac are due to be replaced. This is not an urgent task and could be completed over a couple of years. Van Lier Roofing have provided a bid and Boulder Roofing are also bidding on this.

HOA Rules Update: This task is still outstanding.

Other Business:

Helen will ask Bill Johnston the ice melt buckets at the mailboxes have ice melt in them.

Helen & Diana will review the insurance policy to see if it is possible to reduce costs.

Annual Meeting Date:

The annual meeting will be on Wednesday February 20, 2019 at 6:30 pm in the clubhouse. Scott Glancy is the only board member whose term is up.

The meeting adjourned at 7:24 pm