

SPRING CREEK TOWNHOMES HOA
BOARD MEETING
Monday December 6, 2021

MINUTES

Board members present: Susan Northleaf, Beth Gracely, Haley Brown and Amy Levine. Helen Cartwright represented Creekside Community Association Management. The meeting was held over Zoom and was called to order at 6:06 pm. We have a quorum.

Homeowners Concerns:

The clubhouse furnace was repaired.

Bill Johnston will repair the steps and closet trim at 3336 when he is next on property doing siding and trim repairs.

The fall clean up was last week. Owners have requested notice of clean ups so they can move their cars.

The tenants at 3535 have moved most items from the common area in front of the townhome. There is still a large metal crate under the front window.

Dues increase notices were sent out at the end of November.

Approval of Minutes:

Susan moved to approve the minutes of the October 6, 2021 meeting. Beth seconded the motion, which passed unanimously.

Financial Statements:

At the end of November 2021 total assets are \$75,937 which is a \$4,000 increase from October. There is a total of \$510 in delinquent payments. We had a couple of large expenses, for tree trimming and the flagstone wall repair, in October. Expenses for November are normal. Susan moved to approve the November financial statements. Beth seconded the motion, which passed unanimously.

Old Business:

Raccoon damage / Siding repairs: Van Lier Roofing completed some roofing repairs at 3569 / 3575. Siding and trim repairs are still ongoing.

Landscaping lights: There has been no forward progress on selecting new lights for the pole lights. Beth was able to confirm that solar lights would not work in shaded areas. Board members should look up landscape lights to get a starting point for what kind of fixture is preferred.

Tree Trimming: The first round of trimming has been completed. There was a branch left that touches the building at the side of 3595 – Helen will contact Chris Reinholt to have this taken care of.

Rules Update: The updated rules document was revised to keep the parking length in unassigned spaces at 30 days. Beth suggested also including a section on trash / recycling / compost. Helen will send a new version to the board by email.

New Business:

Winter watering: Beth moved to approve having Sun & Shade do a round of winter watering as the drought conditions are continuing. Haley seconded the motion, which passed unanimously.

Board Members: Scott is up for re-election at the Annual Meeting. The other board members hope that he will stand for another term.

ACC Applications: The application for a new patio door at 3425 was approved by email.

Annual Meeting Date:

The annual meeting will be on Wednesday February 16, 2021 at 6:00 pm

The meeting adjourned at 6:40 pm