

**SPRING CREEK TOWNHOMES HOA
BOARD MEETING**

Tuesday December 6, 2022

MINUTES

Board members present: Susan Northleaf, Haley Brown and Beth Gracely.
Helen Cartwright represented Creekside Community Association Management.
The meeting was held over Zoom and was called to order at 6:33 pm. We have a quorum.

Manager Report / Homeowners Concerns:

We need a new bucket for the icemelt by the mailboxes.

Helen will follow up with the contractor about staining the dumpster shed in the 3500 cul de sac.

Haley reported a broken limb in a street strip tree at 34th & Spring Creek Place.

Approval of Minutes:

Susan moved to approve the minutes of the October 18, 2022 meeting. Haley seconded the motion, which passed unanimously.

Financial Statements:

By the end of November we have built up the reserve account to \$77563.85, which is moving in the right direction. We will have snow removal expenses in December so this will impact our operating budget for the year.

One owner is past due on paying their account and they have sent in a payment.

Susan moved to approve the November financial statements. Haley seconded the motion which passed unanimously.

Old Business:

Raccoons: Beth is concerned that they are now getting inside the roof as she is hearing activity in the ceiling. The pest control could try installing a one way door, but this would be very noisy. Trapping efforts will continue.

Dumpster Shed Staining: This is outstanding.

Motion Lights: This is also outstanding.

Weeds at end of Spring Creek Place: This will be included in the fall clean up, later this week.

New Business:

Dues Increase notice: Notice of the dues increase has been sent to all owners.

ACC Applications: The application from 3527 to install an AC condenser at the side of the house was approved by email and the installation has been completed.

Other Business:

The fall gutter cleaning needs to be scheduled.

Wasp traps have been taken down and stored in the clubhouse.

We will store the ice melt buckets in the clubhouse in the spring.

Annual Meeting Date:

The annual meeting will be on Tuesday February 21, 2023 at 6:00 pm.

Next Meeting Date:

The next board meeting will be on Tuesday April 18, 2023 at 6:00 pm

The meeting adjourned at 7:33 pm