

Spring Creek Townhomes HOA
Board Meeting | December 9, 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 and was called to order at 6:03 pm. We have a quorum.

Homeowners Concerns:

Items in the manager report are taken care of or are underway.

Steve also mentioned that the recycling gets very full over the weekends, and wondered if non-residents are using the facility. Board members felt that having a lock on the shed would be an inconvenience.

Approval of Minutes:

There was a typo in the date of the next meeting in the minutes of the October 20, 2020 meeting. With this corrected, Susan moved to approve the minutes and Steve seconded the motion, which passed unanimously.

Financial Statements:

At the end of November 2020 we have \$3961.96 in the checking account and \$72,524.90 in reserve savings. The reserve account is building up after some expenditures for deck replacements and a window well repair.

There are no concerning delinquencies and the expenses are normal. Susan asked about the large water bill for the clubhouse. This is mostly flood / stormwater charges. Susan moved to approve the November 2020 financials. Beth seconded the motion, which passed unanimously.

Old Business:

Newsletter: A newsletter with information about the dues increase, pet policy, snow / ice removal, trash, parking security and architectural concerns was mailed to all owners and hand delivered to all residences.

Siding repairs from raccoon damage: Green Mountain Home Repair are lined up to do this work as the weather and their schedule allows.

New Business:

ACC Applications:

The application from 3575 to install exterior lights and from 3517 for a new front door were approved by email.

Annual Meeting Date:

The annual meeting will be on Wednesday February 24, 2021 at 6:30 pm on Zoom.

The meeting adjourned at 6:53 pm