

**SPRING CREEK TOWNHOMES HOA  
BOARD MEETING**

Wednesday February 21, 2024

**MINUTES**

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Board members present: Haley Brown, Teresa Torab, Beth Gracely and Scott Glancy  
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.

Manager Report / Homeowners Concerns:

Parking issues along Spring Creek Place are mostly resolved.

Snow has not been moved from blocking the end of Spring Creek Place. Helen will check with the contractor again.

Helen will try to find information on the driver who damaged the fence to see if the repair cost can be claimed on their insurance.

Beth asked that we periodically check the ice melt buckets to make sure they have ice melt and there is no trash in them.

Haley mentioned a black dog that is often off leash on the property. The owner does not live at Spring Creek Townhomes. Helen will reach out to the neighboring property manager.

Approval of Minutes:

Scott moved to approve the minutes of the October 16, 2023 meeting. Haley seconded the motion, which passed unanimously.

Financial Statements:

At the end of January 2024, there is \$3502.32 in the checking account and \$94,805.58 in reserve savings, including \$65,000 in a 91 day CD.

Income and expenses are all in line with the budget and there are no delinquencies. Helen will send reminders about the dues increase to owners who missed it in their dues payments.

The CD is maturing on February 29, 2024. The board moved to roll the funds over to a 7 month CD.

Old Business:

*Tree Trimming:* The approved tree trimming was completed last year. We will meet with Reinholt Tree in late spring to assess the condition of the trees and come up with a new plan if needed.

New Business:

*2024 Grounds Maintenance:* Beth moved to approve the 2024 contract for grounds maintenance from Sun & Shade. Scott seconded the motion, which passed unanimously.

*3415 Back deck closet:* Haley moved to approve the revised proposal from Bill Johnston to replace the doors. Scott seconded the motion, which passed unanimously.

*Spring Creek Place parking spaces:* Beth suggested adding no parking lines in front of the fire hydrants, dumpsters etc, also in the 34<sup>th</sup> St cul de sac. Some of the parking space markings are getting faded, it has been 5 years since they were repainted. Helen will get a quote in the spring.

Next Meeting Date:

The next meeting will be on Wednesday April 26, 2024 at 6:00 pm

The meeting adjourned at 6:31 pm

Manager's Report| February 21 2024

12/20/23 | Beth, Teresa

Issues with parking along Spring Creek – *contacted owner of property to remind them of the rules*

1/23/24 | Rachel Deckert 3565

Squirrel trying to get into the roof -*NCPW patched the affected area with metal flashing*

2/8/24 | Many callers

Driver from Hayden Place knocked over fence panel – *Bill Johnston repaired it*

2/11/24 | Rebecca Glancy, 3322

Mattress left at dumpster. *Western authorized to pick it up*

2/13/24 | Beth Gracely, 3575

Wheel fallen off compost cart – *Western will replace*

2/13/24 | Haley Brown, 3595

Snow pile blocking pedestrian access at end of driveway – *Snow contractor will make a path. The snow was very bulky & tricky in the last storm. They will see if the pile can go more onto the grass in future storms.*

2/16/24 | Paul Mathern 3545

Squirrels under kitchen – *NCPW on site 2/20/24 to investigate*