

**SPRING CREEK TOWNHOMES HOA
BOARD MEETING**

Tuesday June 13, 2023

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 7:03 pm. We have a quorum.

Manager Report / Homeowners Concerns:

We are not aware of a key for the clubhouse patio door. Beth will check how to open the door from the inside.

Other items in the manager report (below) have been responded to or are in progress.

Approval of Minutes:

Susan moved to approve the minutes of the April 18, 2023 meeting. Beth seconded the motion, which passed unanimously.

Financial Statements:

We have total assets of \$84,000 at the end of May. This is lower than is desirable but we are maintaining stability in the association finances. Our expenses are keeping in line with this years budget and we have been making regular reserves transfers. There are no delinquencies.

Susan moved to approve the May 2023 financials. Beth seconded the motion which passed unanimously.

Old Business:

Wasp traps: Refills for the wasp traps have been delivered. Board members will put the wasp traps back out. Northern Colorado Pest & Wildlife have begun their property inspections for wasps. They will check two buildings twice a month and treat any wasps they find.

Parking spaces: Helen still needs to finalize the plan with the asphalt contractor to get the parking space striping changed along spring creek place.

Paper products for clubhouse: Toilet paper and paper towels have been restocked for the clubhouse.

Clubhouse carpet: The clubhouse carpet has been cleaned. There is no longer a vacuum in the clubhouse. Either Beth will donate her old one or we will purchase a new one.

Chimney Inspections: Colorado Chimney Company are part way through the chimney inspections. They should have their report next week sometime and Helen will communicate with owners who need to clean their chimney.

New Business:

Grounds Maintenance: The board reviewed the list from Sun & Shade for plant removal & replacement, pruning, mulch etc. and approved some of the items.

Newsletter: The board approved the newsletter. This will be sent out to all current owners, and distributed on site so that renters can receive the information as well.

ACC Applications: The application from 3527 to change their patio light and from 3575 to install edging around the back garden area were approved by email.

Next Meeting Date:

The next board meeting will be on Tuesday August 15, 2023 at 6:00 pm

The meeting adjourned at 7:58 pm

Spring Creek Townhomes
Manager's Report
June 13, 2023

4/18/23 | Mischa Delaney 3312
Trash shed latch broken
Bill Johnston took care of this

4/28/23 | Aaron Davies 3257
Issues with storage closet
Bill Johnston repaired the closet trim and door

5/1/23 | Rachel Deckert 3565
Metal flashing in grass
This is part of a long section of flashing that was installed to keep tree roots from encroaching. It should get buried rather than pulled up and the grounds company have this on their schedule

5/23/23 | Paul Mather 3535
Squirrels getting inside the wall near the fireplace
NCPW came out to deal with that

5/26/23 | Beth Gracely 3575
Dead limb on crabapple
Will add this to the list next time we do a round of tree work > fruit trees should be trimmed in the dormant season

5/30/23 | Haley Brown 3595
Raccoon made a new hole in clubhouse soffit
Bill Johnston has this on his to do list

5/30/23 | Martha Husick 3425
Requested that shrubs at rear of deck are not trimmed
Message conveyed to landscapers – they generally do not do anything at rear of homes unless requested specifically

6/5/23 | Rebecca Glancy 3322
Clubhouse sliding door
Is there a key to open the door to the deck. Helen will check keys when next onsite. Bill said it opened by jiggling but that did not work for Rebecca.

6/13/23 | Marcie Rusnock 3511
Gutter leaking
Called to Gutter It – will check when they are onsite doing repairs