

**SPRING CREEK TOWNHOMES HOA
BOARD MEETING**

Monday June 14, 2021

MINUTES

Board members present: Susan Northleaf, Amy Levine, Beth Gracely and Scott Glancy.

Owners present: Leah Kennedy, Haley Brown, Nick Clough and Kirk Dudley. Helen Cartwright represented Creekside Community Association Management. The meeting was held over Zoom and was called to order at 6:04 pm. We have a quorum.

Homeowners Concerns:

We will consult with Sun & Shade for advice on how to best deal with the low growing thistles in the lawn. Although the board is opposed to using herbicides, it may be necessary to do a spot treatment.

We will get a cost to install an additional compost bin by the 34th Street dumpster shed. The one along Spring Creek gets a lot of use.

In response to a query about non-functional bollard lights by Spring Creek Place addresses, the board approved removing the fixtures as they fail. Owners can install landscape lights and motion sensor bulbs are available for the recessed porch lights.

Approval of Minutes:

Beth moved to approve the minutes of the April 26, 2021 meeting. Susan seconded the motion, which passed unanimously.

Financial Statements:

At the end of May 2021, we have \$1,202.41 in the checking account and \$64,487.29 in reserve savings. Income is slightly under budget and expenses are over budget, mostly because of snow removal. Susan will review the financials further and the board can approve them by email.

Old Business:

Raccoon damage / siding repairs: Northern Colorado Pest & Wildlife have re-applied coyote urine to the roofs but there is still quite a lot of activity. There is another product that can be applied, but it may also smell bad to humans. The board decided to give it a try.

Deck Replacements: Four deteriorated back decks have been replaced. We will review the HOA finances in the fall to decide when to schedule the next decks to be replaced.

Asphalt repairs: The repairs in the Spring Creek Place parking areas have been completed. There have been some concerns about the repair in the 3400 cul de sac, where there is a sharp rise in the level. The repair was done to improve drainage in order to minimize ice build up in the winter, and they needed to do a thick layer of

asphalt to get the correct fall. When the asphalt is repaired in a few years we will be able to build it correctly.

Chimneys and Sump Pumps: The chimneys have been inspected. Once the report is received from the contractor notices will be sent to owners who need to have their chimneys cleaned. Owners have been notified to check their sump pumps. It appears that not all buildings have one.

New Business:

New Board Member:

Amy moved to appoint Haley to complete the time on Steve Pitt's term on the board, which is through January 2024. Beth seconded the motion, which passed unanimously.

Squirrel Damage Trim Repairs: We will get a bid from Bill Johnston to complete these repairs.

ACC Applications:

3415 camera – approved by email

3595 garden – approved by email

Other Business:

Residents of Hayden Place will be requested to refrain from hanging items on the rear side of the Spring Creek Place fence.

Next Meeting Date:

The next meeting will be on Wednesday August 4, 2021 at 6:00 pm either on Zoom or at the clubhouse.

The meeting adjourned at 6:49 pm