

**SPRING CREEK TOWNHOMES HOA
BOARD MEETING**

Wednesday June 15, 2022

MINUTES

Board members present: Susan Northleaf, Beth Gracely, Haley Brown and Scott Glancy.

Owners present: Annette Nathan and John Nathan.

Helen Cartwright represented Creekside Community Association Management.

The meeting was held over Zoom and was called to order at 6:06 pm. We have a quorum.

Homeowners Concerns:

Fixing the gap at the storage shed roof at 3322 is an outstanding task.

Owners can install their own step grips on their porch or deck stairs, this is not an item that the HOA has provided.

Helen will send out a notice to remind owners not to put paint in the dumpsters and to only put approved recyclable items in the recycle dumpsters.

Approval of Minutes:

Beth moved to approve the minutes of the April 13, 2022 meeting. Haley seconded the motion, which passed unanimously.

Financial Statements:

At the end of May there are total assets of \$63,518.40. Susan is concerned that our funds are low and there are upcoming improvement projects. We will work on updating the reserve study to guide future planning and budgeting for 2023. A dues increase is inevitable.

Most expenses are within budget, and the snow removal overage should even out over the rest of the year.

Susan moved to approve the May financial statements. Beth seconded the motion which passed unanimously.

Old Business:

Tree Pruning: The approved tree trimming items have been completed. We may approve more trimming from the list later in the year, depending on how the budget looks.

Flagstone Wall Repair: This has been completed.

2022 Deck Replacements: The clubhouse deck and back decks at 3475 & 3527 have been replaced. Helen will check if the clubhouse deck is required to have a railing around it.

Grounds Updates: We are still waiting for Thomas to come back out. If he cannot get to this soon, we can have Sun & Shade do weeding, pruning and mulch.

New Business:

Tree treatments: The proposal from Taddiken Tree to treat select ash trees for Emerald Ash Borer was approved by email.

Wasp Service: Haley moved to approve Norther Colorado Pest & Wildlife doing an every other week wasp treatment over the summer. They will inspect & treat a couple of buildings each visit. Susan seconded the motion, which passed unanimously. We will ask them to include the second floor bath vents in the inspection

Wing Wall trim repairs: These repairs, which will cost a few thousand dollars, will be tabled for now. If funds are available later in the year then we can schedule the work, or plan for it next spring.

Gutter Repairs: Beth moved to approve the bid from Gutter It for gutter and downspout repairs. Scott seconded the motion, which passed unanimously. Helen will check what is being replaced at 3575.

Raccoon trapping & relocating: Susan moved to approve the proposal from Northern Colorado Pest & Wildlife to trap & relocate raccoons on the 3565 – 3595 roof. Helen will get a price from Reinholt Tree to remove the tree at the corner of the building, and we will investigate other options to prevent raccoons from climbing up the building.

Asphalt in 3400 cul de sac: Front Range Asphalt provided a bid of \$1250 to extend the raised area of the parking stall. As a solution this may create further problems, and our focus should probably be on funding strategies to replace the whole cul de sac surface. The estimate for this is \$24,000.

ACC Applications: 3395 – patio door & windows, 3322 – patio door, garden area & radon mitigation and 3338 – AC unit & windows were all approved by email. Susan moved to approve the patio door at 3322. Beth seconded the motion which passed unanimously.

Next Meeting Date:

The next board meeting will be on Wednesday August 17 2022 at 6:00 pm. Edit – this date was changed to Tuesday August 23.

The meeting adjourned at 7:20 pm