

Spring Creek HOA
Board Meeting | June 19, 2019

MINUTES

Board members present: Scott Glancy, Beth Gracely, Kirk Dudley, Aaron Davies and Diana Pitt.

Homeowners present: Steve Pitt and Susan Northleaf

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:40 pm. We have a quorum.

Homeowners Concerns:

Some of the stones have not been replaced on the stone retaining walls at the 34th St entrance, and the sod is not doing well. Michael needs to take care of this in a reasonable time frame. We will ask him to hold off on adding plants in front of the sign.

The front step at 3310 is loose. Helen will ask Bill Johnston to repair this. Bill also still needs to do a repair to the deck at 3312.

There is a large weed behind 3310 / 3312. Sun and Shade have weeding scheduled for next week. When weeds get cut by the mower they are not gathered up.

Beth suggested installing two, back to back 'Not A Through Street' signs at the end of Spring Creek Place to minimize traffic trying to cut through to Talisman.

Approval of Minutes:

Diana moved to approve the minutes of the April 10, 2019 meeting. Aaron seconded the motion, which passed unanimously.

Financial Statements:

At the end of May 2019 we have \$7,066.46 in checking and \$44,320.90 in the reserve savings account. Total delinquencies were \$2,780, although three accounts have paid up since then.

Expenses are normal for the time of year. Insurance and snow removal are over budget. Water, building repairs and grounds maintenance are all under budget.

Diana moved to approve the May 2019 financials. Beth seconded the motion, which passed unanimously.

Old Business:

Spring Creek Lighting: The new wall packs have been delivered and the electrician needs to come and install them

Building Repairs: Siding repairs at 3565 – 3595 are completed and the staining crew have stained the new boards.

New Business:

Staining Buildings: The staining project is completed.

Grounds Maintenance: The Sun & Shade contract for 2019 was approved by the board.

Parking Space Markings: This has been completed.

Chimney Inspections: The chimneys will be inspected on June 28.

Hot Tub Room: Bill Johnston has bid \$7,900.00 to remove and dispose of the hot tub and to rebuild the floor, paint the walls etc. Northern Colorado Residential Services have bid \$4600 to remove the hot tub and fill in the floor, but did not include finishing the rest of the room. The board decided to put this project off until reserve funds have built back up again after recent projects.

ACC Applications:

The application for an awning at 3310 was approved by email.

Other Business:

Kirk will provide copies of water bills showing storm water / flood fees for homeowners to dispute the double billing on the clubhouse water bill.

The Insurance agent suggest increasing the umbrella coverage by \$1 million, at a cost of \$300 a year. The board decided against increasing the coverage.

Next Meeting Date:

The next meeting will be on Monday August 26 at 6:30 pm in the clubhouse.

The meeting adjourned at 7:36 pm