

Spring Creek HOA  
Minutes of the Board Meeting  
June 21, 2018  
MINUTES

The meeting was called to order at 6:38 pm.

Present were: Diana Pitt, Kirk Dudley, Scott Glancy, Aaron Davies and Susan Northleaf. Helen Cartwright represented Creekside Community Association Management. We have a quorum.

Homeowners Concerns:

Aaron said there are some plants that need replacing in front of 3527. Helen will tell Thomas.

Approval of Minutes:

Diana moved to approve the minutes of the April 12, 2018 meeting. Kirk seconded the motion, which passed unanimously.

Financial Statements:

At the end of May 2018 we have total assets of around \$88,000.

Income is under by about \$2,000 year to date. One owner is delinquent by several months and a couple of others have missed payments.

Insurance and water are both slightly over budget. Grounds maintenance, building repairs and tree maintenance are all under budget. We transferred \$20,000 from the saving account to pay for the staining project.

Diana moved to approve the May financial statements. Kirk seconded the motion, which passed unanimously.

Old Business:

*Wonderland Creek Project:* Substantial completion of the project will be done by the end of this week, and remediation efforts will begin next week. The Spring Creek Place asphalt repairs could be happening this week.

*Grounds Maintenance:* Thomas from Mosaic Gardens has replaced the plants under warranty in the 34<sup>th</sup> Street cul de sac, and has done some of the weeding. He needs to come back out to replace other plants and to complete the weeding.

We have a bid from Sun & shade for items that had been requested in the landscaping, including re-sodding in a couple of areas. The only item that was approved was repairing the rock bed edging at 3527. All other items were too much money.

*Staining Buildings:* The first phase of the staining is complete. The second phase (34<sup>th</sup> Street cul de sac) will be done next year. Jay from Mountain Woodcare identified some areas where siding needs repairing. Helen is working on getting

bids. We will look into staining the decks more frequently as they show wear more quickly.

*Pipe under clubhouse deck:* We will get a bid to fix the siding under the deck where the pipe burst. We will also investigate having a valve installed on the pipe so it can be turned off in winter.

*34<sup>th</sup> Street parking lot:* We have bids from Superior Aggregates for around \$52,000 and from Front Range Asphalt for around \$37,000. The bids are for a similar scope of work although the Superior bid calls for a thicker asphalt layer. Kirk moved to approve the Front Range Asphalt bid. Aaron seconded the motion, which passed unanimously.

New Business:

*HOA Revised Rules and ACC Guidelines:* These updates are still to be done.

*Mailboxes to Replace:* Helen and Kirk will check the mailboxes after the meeting.

*ACC Applications:* Applications from 3585 to install A/C and for an exterior spigot, and from 3575 to install A/C were approved by email.

Other Business:

AK pointed out some dead trees on the Wonderland Creek side of the fence. Helen will contact the City Forestry Department.

Next Meeting Date:

The next meeting will be on Wednesday August 22, 2018 at 6:30 pm in the clubhouse.

The meeting adjourned at 7:30 pm