

**SPRING CREEK TOWNHOMES HOA
BOARD MEETING**

Tuesday October 18, 2022

MINUTES

Board members present: Susan Northleaf, Haley Brown and Scott Glancy.
Helen Cartwright represented Creekside Community Association Management.
The meeting was held over Zoom and was called to order at 6:03 pm. We have a quorum.

Manager Report / Homeowners Concerns:

The residents at 3455 reported that their deck needs some boards replacing. This deck is in consideration for the next round of deck replacements.

Sun and Shade trimmed back some bushes that were growing over sidewalks and removed some downed branches from the common area.

Northern Colorado Pest & Wildlife treated the wasps in the utility box by the clubhouse as part of their regular service.

Approval of Minutes:

Susan moved to approve the minutes of the August 23, 2022 meeting. Scott seconded the motion, which passed unanimously.

Financial Statements:

At the end of September 2022 there is \$1705.78 in the operating account and \$70,991.28 in reserve savings.

Income is on budget, and there are no concerning delinquencies, although there is one owner that pays their dues annually and is overdue. Year to date expenses are about \$10,000 over budget, in building repairs, pest control and snow removal, most of which are seasonal expenditures. We are one month behind on making reserve transfers and we spent \$25,000 on reserve projects this year.

Susan moved to approve the September financial statements. Scott seconded the motion which passed unanimously.

Old Business:

Raccoons: There are still at least two raccoons to be trapped and relocated before we can complete the repairs on the roofs.

Tree Trimming and Removal: The aspen behind 3338 and the crabapple by 3595 have been removed and the other crabapples in that row have been trimmed.

Dumpster Shed Staining: This will be completed when the contractor has time in their schedule. Helen will make new signage for the shed.

Motion Lights: Scott has noticed that many of them are out. Board members will do a review and we can replace the batteries.

New Business:

Snow Removal: The snow removal contract with Flying Colors was approved by email.

2023 Budget: Susan & Helen presented the draft budget for 2023 and the revised reserve study. There are increases across the board for operating expenses, and we also need to raise our reserve transfers to keep up with higher costs for labor and materials. Following a discussion of the options, Susan moved to increase the dues by \$30 / month to \$330 / month for 2023, subject to input from the board members not at the meeting. Scott seconded the motion, which passed unanimously.

2023 Projects: We will allocate an extra parking space to the owner of 3415 to make up for their second parking space having a step in the level of the asphalt, so we can delay replacing the asphalt in this section until 2024. The board decided to focus on replacing up to four decks in 2023, which will be reviewed with the contractor in the spring.

Replacing mailboxes: The board members present felt that installing locking mailboxes is not a priority especially as there are other more urgent projects.

Wasp traps: If board members are not able to get to this in the next couple of weeks, Helen will ask the pest control company to take down and empty the wasp traps.

Annual Meeting Date:

The annual board meeting will be on Tuesday February 21, 2023 at 6:00 pm.

The meeting adjourned at 7:03 pm