

Spring Creek Townhomes HOA  
Board Meeting | October 20, 2020

MINUTES

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Board members present: Susan Northleaf, Beth Gracely, Scott Glancy and Steve Pitt.

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:

Leah said that residents are still allowing their cats to run loose in the common area, including on and around her back deck. Steve has noticed some large dogs being walked on the property without a leash.

We will communicate the pet rules to owners in a newsletter. The newsletter will also include the trash, recycling & compost protocols, ACC requirement, snow removal & ice melt.

Steve will get some ice melt and fill the buckets by the mailboxes.

There are a few places around the property where squirrels have been chewing the trim. The pest control company suggested using hot pepper spray to discourage the behavior. Raccoons continue to be a problem at 3565-3585.

Some of the bollard lights are out in the 3400 cul de sac.

Approval of Minutes:

Beth moved to approve the minutes of the August 26, 2020 meeting. Scott seconded the motion, which passed unanimously.

Financial Statements:

At the end of September 2020 we have \$469 in the checking account and \$66,172 in reserve savings. The reserve balance is after paying for deck replacements and rebuilding a window well.

Grounds maintenance is over budget but all other expenses are normal. There are no concerns with delinquent accounts.

Susan moved to approve the September 2020 financials. Beth seconded the motion, which passed unanimously.

Old Business:

*Deck repairs / replacement:* Two more back decks have been replaced.

*Tree trimming at east boundary:* This task has been completed.

New Business:

*Snow Removal:* The contract with Flying Colors was approved by email. The service will be more timely than the previous contractor.

*ACC Applications:*

The application from 3312 34<sup>th</sup> St for a garden area at the rear of the deck was approved by email.

Other Business:

Steve will put the spare keys for the dog waste station in the clubhouse as a backup. He will also take down the wasp traps for winter.

If anyone has any comments or suggestions about the additional lighting, please contact Steve directly.

Next Meeting Date:

The next meeting will be on Wednesday October 9 at 6:00 pm on Zoom.

The meeting adjourned at 6:53 pm