

Spring Creek HOA
Board Meeting | October 24, 2018
MINUTES

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

Homeowners present: Steve Pitt

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:35 pm. We have a quorum.

Homeowners Concerns:

The broken steps at 3511 have been repaired, and the porch rail will be fixed at 3332.

Serena at 3485 reported some bikes stolen from her back deck. Diana has also had someone try her door. Helen will put out a notice to remind owners to lock their doors, bikes and cars.

Kirk's storage door is not closing properly at 3585. He will put a new hasp on it. Helen will ask Bill Johnston to check this door and the one at 3527.

Pine trees adjacent to 3310 and 3324 need to be uplifted for clearance. Helen will ask Chris Reinholt to take care of this.

AK Best said that squirrels are getting into the clubhouse walls. There is a discolored patch on the hot tub room wall.

Approval of Minutes:

Scott moved to approve the minutes of the August 22, 2018 meeting. Diana seconded the motion, which passed unanimously.

Financial Statements:

At the end of September 2018 there is \$3,397.46 in the checking account and \$49,760.60 in the reserve account.

Income is slightly under budget year to date. There are three homeowners that are over 30 days past due with their assessments.

Over all expenses are higher than budgeted, due to higher costs for insurance, water, building maintenance and grounds maintenance. Some of these costs are seasonal and the budget should balance out by the end of the year.

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

Old Business:

Wonderland Creek Project: This City project has been completed. They took care of the asphalt repairs on Spring Creek Place.

34th Street Parking Lot: The parking lot repair has been completed. The retaining walls at the west side were damaged during the asphalt project. Beth moved to approve a bid of \$3600 from Michael Byrt to build new sandstone retaining walls on both sides of the driveway. Kirk seconded the motion, which passed unanimously.

Pipe Under Clubhouse: The pipe has been capped off and Bill Johnston will repair the siding under the deck.

Building Repairs: Building repairs at 3521, 3326, 3310 and 3342 have been completed. Siding repairs at 3565 – 3595 are still outstanding.

New Business:

Gutter Cleaning: The gutter cleaning bid of \$1650 from Gutter It was approved by email.

2019 Budget: Diana presented a draft budget with either \$10 or \$15 dues increases to cover higher operating costs for insurance, water/sewer, and building repairs. We are also budgeting for staining the 34th Street cul de sac buildings. After studying the reserves projections, the board requested that a budget is drawn up with a \$5 / month dues increase. The draft budget will be approved by email.

Helen will review the line item for carport roofs on the reserve study.

The water bill from the City has gone up because of an increase in the flood / storm water charge. We will check to see if homeowners are also paying this charge on individual bills.

Next Meeting Date:

The next meeting will be on Wednesday December 12, 2018 at 6:30 pm in the clubhouse.

The meeting adjourned at 7:33 pm