

**SPRING CREEK TOWNHOMES HOA**  
**BOARD MEETING**  
Monday October 6, 2021

**MINUTES**

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Board members present: Susan Northleaf, Beth Gracely, 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.

Homeowners Concerns:

There were several calls about wasps, which were treated by Northern Colorado Pest & Wildlife.

A large burdock was removed from the landscaping at the rear of 3312.

There was a broken sprinkler head in front of 3425 / 3435. It was repaired by Sun & Shade.

The downspout has come unattached at the porch of 3425. Bill Johnston will repair this.

There are wasps coming in the bathroom vent at 3595. Helen will set up an appointment with NCPW.

Clotheslines on the back porch were discussed. Beth & Susan felt this could get unsightly if multiple homes did not take down their washing once it was dry and would recommend a drying rack instead. Scott and Haley were ok with a homeowner having a clothesline. We will discuss this further, including Amy, outside of the meeting.

There are two sprinter type vans parked in un assigned spaces along Spring Creek Place that do not move or move infrequently. It is hard to tell if the vans are being used as campers (which are not allowed by the Spring Creek covenants), or as passenger vehicles. We will try to find out who they belong to.

The current parking rules at Spring Creek allow for parking up to 30 days length in unassigned spaces, which would make enforcing abandoned vehicles hard to monitor and encourages storage of vehicles in spaces that should be open to all residents for parking.

Scott moved to change the time limit for parking in unassigned spaces to 72 hours, with no returning within 48 hours. Haley seconded the motion, which passed unanimously. Helen will send the updated rules document to the board for approval.

Approval of Minutes:

Scott moved to approve the minutes of the August 4, 2021 meeting. Beth seconded the motion, which passed unanimously.

Financial Statements:

At the end of September 2021, we have \$73,823.26 in total assets. We are slowly building back our reserve account. There is still approximately \$1000 in delinquent

payments. Expenses are normal. Susan moved to approve the August and September financial statements. Haley seconded the motion, which passed unanimously.

Old Business:

*Raccoon damage / siding repairs:* There is still raccoon activity on the roofs, but there does not appear to be any additional siding damage. The siding and trim repairs are still outstanding, but should be completed next week.

*Sidewalk lights:* Helen met with the electrician to look at the sidewalk lights. He recommended to mount landscape lights on top of the poles instead of entirely decommissioning these lights. The board will consider what options are available.

*Flagstone Walls at 34<sup>th</sup> St entrance:* The flagstone wall adjacent to 3344 34<sup>th</sup> Street has been repaired. The irrigation line leak next to it has also been repaired.

*Sewer line inspections:* This has been done and there were no active issues with drain lines at the homes that participated in the inspections. At one home it appeared that the exterior sewer pipe had sunk slightly but there are no leaks. The owner was informed of this. Some owners have not received their videos from Garvins. Helen will contact Mitch about this.

New Business:

*Snow Removal contract:* The Flying Colors contract for snow removal services this winter was approved by email.

*Tree Trimming:* Reinholt Tree provided an extensive list of trimming that could be done. We do not have the budget to do all of this work at once. The arborist recommended that trimming the willows in the 3400 cul de sac and behind 3475, and the big maple by 3535 should be prioritized. Haley moved to approve trimming these trees as well as the locust by 3595. Beth seconded the motion, which passed unanimously.

*2022 Budget:* Susan and Helen worked out a budget proposal with a \$20 / month dues increase. Operating costs continue to increase, and it is important to maintain our property and keep up the value. We have a lot of projects to fund in the coming years, including more deck replacements. Beth moved to approve the budget with \$300 / month dues. Haley seconded the motion, which passed unanimously.

Next Meeting Date:

The next meeting will be on Monday December 6, 2021 at 6:00 pm

The meeting adjourned at 7:27 pm