

**- South Creek 8 Homeowners' Association
ANNUAL MEETING
Wednesday January 17, 2024**

MINUTES

Present were: Maiana Hanshaw, Jacob Salter, Amy Beyer, Brett Wachtendorf, David Pratt, Lee Gagne, Joby Spencer, Steve Kalthoff, Jennifer Grant & Sarah Cummo. We have seven proxies. A quorum is present.

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:05 pm.

2023 Minutes:

Amy moved to approve the minutes of the 2023 Annual Meeting. Joby seconded the motion which passed unanimously.

President's Report:

Ray reported that the association's affairs are running smoothly.

We have been keeping up with maintenance, with this year's focus being deck repairs and staining.

The sprinkler system is holding up well, so we have not had any major breaks or expensive water bills. Our grounds are looking decent, as we do updates every year. We have been controlling weeds without using chemicals for the last several years, with our hand weeding crew doing a really good job throughout the season. This is a significant expense for the association so the board is investigating less expensive options.

We also did some significant work on our trees. We collaborated with Tantra HOA to remove some dead cottonwoods by the lake, and also removed some hazardous cottonwoods between the two west culs de sac.

This season we have a new snow removal contractor. The crew is learning the property and doing a good job so far. They may be less expensive than our previous contractor, who had to withdraw because their subcontractor was no longer available.

The board also did some research into EV charging stations. There is no straightforward way for the HOA to install communal chargers but owners can explore installing their own chargers, as one owner has already done. We will wait to see how the infrastructure for EVs develops in the wider community over the next few years.

Without any major projects, the board's focus has been to build back up the association's reserve savings. Insurance premiums have stabilized after a large increase last year.

Treasurer's Report / 2024 Budget:

At the end of 2023 South Creek 8 had total assets of \$141,489.16, including \$80,000 moved to a CD to take advantage of high interest rates.

The 2024 Budget increases the dues to \$350 / month to allow us to cover increases in operating expenses and to increase the reserves contribution so we can be financially ready for future projects.

2024 Projects:

The only project currently under consideration for 2024 is staining the patio fences.

Election of Directors:

Amy moved to re-elect Ray Simmonds for a three year term on the board. Maiana seconded the motion, which passed unanimously.

Other Business / Homeowners Concerns:

Dave shared his concern that grounds maintenance was over budget in 2023 and that around \$4-5,000 was spent on hand weeding. South Creek 8 passed a resolution several years ago to stop spraying chemicals on the landscaping. Now we know the cost of this, Dave would like the HOA to explore what options are available for weed control, as there maybe some non-organic products that are potentially less harmful.

Maybe some areas are more acceptable for spraying, for example cracks around the garages, but hand weeding will still be a part of the grounds maintenance program.

Lee asked if it will be possible to plant some new trees where we have had removals. The board will look into this in the spring. He also enquired about the possibility of having some outdoor furniture on the lawn area.

The meeting adjourned at 6:45 pm.