

**South Creek 8 Homeowners' Association**  
**ANNUAL MEETING**  
**Wednesday, January 18, 2017**

**MINUTES**

The meeting was called to order at 6:37 pm.

Present were: Amy Beyer, Joby Spencer, Jen Grant, Jeanne and Ken Ford, Chelsea Duran, Shelly Benson, Dennis creese, Paul Eklund and Patrick Park, Scott Cull and Angela Bartlett by proxy for Martha Mustard. We have five additional proxies. Helen Cartwright represented Bartlett Property Management. We have a quorum.

2016 Minutes:

Scott moved to approve the minutes of the 2016 Annual Meeting. Chelsea seconded the motion which passed unanimously.

President's Report:

Ray reported on the previous year at South Creek 8. We continued to work on keeping the landscaping looking good. Sun and Shade replaced some plants that had not made it through the winter and replaced mulch where it was needed. We used fully organic fertilizer and weed control on the lawns and in the rock beds and did some substantial hand weeding.

We did some siding repairs that were missed during the painting project. There were a lot of wasps last year, so we did a lot of pest control.

Treasurer's Report / 2016 Budget:

Dennis reported on the Association finances. At the end of 2016 we had total assets of \$229,527.22.

Insurance and trash costs went slightly over budget as cost increases were announced after the budget had been approved. Grounds maintenance went over budget by \$6000 due to extra costs of organic fertilizer and weed control, and hand weeding. Pest control was also over budget. We will put up wasp traps next season to try and get ahead of the wasps.

Water costs were almost within budget. We were able to negotiate a lower rate from the City for extra water use caused by a sprinkler leak. Snow removal came in under budget for the year.

The 2017 budget includes a \$10 / month dues increase, to cover cost increases in insurance, grounds maintenance and trash removal. In 2017 we will transfer \$52,840.00 to reserves.

2017 Projects:

We will look into making repairs to the asphalt this year.

The roof replacement is planned for 2018 and we have been budgeting for this in the reserve savings.

Election of Directors:

Jeanne and Chelsea are resigning from the board. Veronique, Dennis and Scott are up for re-election. Dennis, as proxy for Art Hacker, moved to appoint Veronique, Dennis and Scott for another three year term on the board, and nominated Amy Beyer and Joby Spencer to fill the vacant seats for two year terms. Ray seconded the motion, which passed unanimously.

Other Business / Homeowners Concerns:

Amy asked about cars left on East Moorhead Circle. Homeowners can call this into the City, but they are limited in what they can do.

Joby requested that the grass by the sidewalk at 4821 is replaced with something else.

Scott asked about the plows pushing snow onto the landscaping by the dumpster, which can damage the plants. When there is a big storm they run out places to put the snow, so this is unavoidable. The ATVs they use for plowing the fire lanes have pushed rocks out into the road. Helen will ask Sun and Shade to replace them on the fire lane.

Shelly said a board needs replacing on the 1000 cul de sac mailboxes, and some of the parking signs need attention. Helen will ask Bill Johnston to take care of this. There is also a lot of dog waste on the grass by the 1000 cul de sac entrance.

CU South:

The board is keeping up to date with progress on the City and CU plans to annex the CU South property, which would open it up for development.

Date of Next Meeting:

The next Board Meeting will be at 6:30 pm on Wednesday March 22, 2017.

The meeting adjourned at 7:34 pm.