

**South Creek 8 Homeowners' Association  
ANNUAL MEETING  
Wednesday January 22, 2020**

**MINUTES**

---

Present were: Shelly Benson, Hallie Adams, Scott Cull, Dennis Creese, Lindsay Sweet and Joby Spencer. We have six proxies.

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:35 pm. A quorum is present.

2019 Minutes:

Joby moved to approve the minutes of the 2019 Annual Meeting. Scott seconded the motion which passed unanimously.

President's Report:

Dennis reported that we did not have any large projects this year. The Association focus has been to build up the reserves for future projects.

The City still needs to complete the promised asphalt seal coating in the two west culs de sac. Our insurance changed to a 5% deductible for wind/hail damage, which reduced our annual premium by \$8,000.

The chimneys were inspected in 2019.

Treasurer's Report / 2020 Budget:

At the end of 2019 the Association had total assets of \$140,147.

The association went over budget in the areas of grounds, snow removal and water. We were under budget in building maintenance and tree maintenance. One owner is over 30 days past due in paying their account.

The board approved a budget with a \$10 / month dues increase, so we can keep up with increases in operating expenses and maintain the reserve saving strategy.

2020 Projects:

The main project planned for the summer of 2020 is replacing the patio fences. These will be substantially similar to the existing fences and will be stained. We will begin planning for possibly painting the buildings in 2021.

Other Business / Homeowners Concerns:

We will have our covenants reviewed by an attorney, with respect to the section on insurance coverage provisions.

Dennis will change out the bulbs in some lights that are out.

Rebecca mentioned she had seen people sleeping in their cars and camping on the CU South property. Owners should report incidents like this to the police who can handle it.

Lindsay reported damage to the irrigation in the area where the plow piles the snow by the parking space for 4837. Sun & Shade should fix this. She also mentioned that her skylight is cracked.

Election of Directors:

Hallie moved to elect Shelly, Dennis and Scott for new three year terms on the board. Joby seconded the motion, which passed unanimously.

Date of Next Meeting:

The next Board Meeting will be at 6:30 pm on Wednesday March 18, 2020

The meeting adjourned at 7:20 pm.