

**South Creek 8 Homeowners' Association**  
**ANNUAL MEETING**  
**Wednesday January 23, 2019**

**MINUTES**

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Present were: Nancy Hartman, Hallie Adams & Greg Schill, Amy Beyer, Shelly Benson, Dennis Creese, Art Hacker and Joby Spencer (by phone). We have eight valid proxies. Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:33 pm. A quorum is present.

2017 Minutes:

Amy moved to approve the minutes of the 2018 Annual Meeting. Shelly seconded the motion which passed unanimously.

President's Report:

In 2018 our main project was replacing the roofs. The work went smoothly and was fully funded from reserve savings with no special assessment required.

The City of Boulder replaced the water main in the two west culs de sac, which resulted in significant damage to the common area. Sun and Shade have done a lot of irrigation repairs the cost of which has been covered by the City contractor, Iron Woman Construction. The fire lanes were mostly re-built and the damaged trees were taken care of. There will be more irrigation work to do in the spring, to replace the line to the beds in the 4700 dumpster shed circle, as well as replacing plants, fixing the drainage at the ends of the fire lanes and overlaying the asphalt parking lots.

We installed a sensor on the irrigation system to monitor water usage so we can identify leaks and prevent costly water bills. There were no leaks this year, so we have a good sense of how to budget for normal water usage.

The association has changed the coverage on the insurance policy to now have a 5% wind / hail deductible, which has dramatically reduced the premium. Some of the risk has been passed to homeowners, who must ensure they have sufficient Loss Assessment coverage in their personal policies. This coverage is inexpensive, around \$5-10 / year.

Treasurer's Report / 2018 Budget:

Dennis reported on the Association finances. In 2018 we went significantly over budget in both grounds maintenance (\$5,000 over) and building repairs (\$5,000 over). Pest control and water also were slightly over budget, but insurance and snow removal both ended the year under budget.

We spent \$205,000 from the reserve account on the roof replacement, and ended the year with total assets of \$90,462.73.

As we were able to reduce insurance costs there is no dues increase for 2019. We are also able to increase the budget for building repairs and grounds maintenance to better reflect actual costs. There are also small increases in management, trash and water, and the snow removal budget was decreased by \$2,000.

#### 2019 Projects:

There are no big projects planned for 2019, although we will have to work with the City on the final remediation from the water main replacement. The focus will be on building up the association reserves so that we can fund painting and patio fence replacement in 2020-2022. Reserve funds at the end of this year should be at \$133,500.

We will get the painting assessed this year and if it is in good condition, the board will consider doing the patio fence project first. The cost estimate is based on replacing the fences with the same design, as this is the least expensive kind of fence. The board is open to considering a different style or material for the replacement fences.

#### Other Business / Homeowners Concerns:

Xcel Energy / Comcast appear to have abandoned a project around the electrical boxes at South Creek 8. Helen is trying to contact the Xcel Energy regional supervisor to find out when they will finish up and clear away the flags and fencing.

Nancy said that Western Disposal have not been collecting the trash from the 1000 cul de sac if the dumpster is not full. Helen will contact Western to make sure all collections are done.

Art Hacker requested permission from the board to paint his front door a different color and provided paint samples. The full board will consider this request and respond within 30 days.

#### Election of Directors:

Amy Beyer and Joby Spencer up for re-election, and there is an open position for a two year term on the board. Shelly moved to elect Amy and Joby for another three year term on the board, and to elect Hallie Adams for a two year term. Dennis seconded the motion, which passed unanimously.

#### Date of Next Meeting:

The next Board Meeting will be at 6:30 pm on Wednesday March 20, 2019.

The meeting adjourned at 7:10 pm.