

**South Creek 8 Homeowners' Association
ANNUAL MEETING
Wednesday January 24, 2018**

MINUTES

The meeting was called to order at 6:35 pm.

Present were: Lee Gagne, Shelly Benson, Raymond Simmonds, Amy Beyer, Dennis Creese and Scott Cull. We have nine proxies. Helen Cartwright represented Creekside Community Association Management. We have a quorum.

2017 Minutes:

Amy moved to approve the minutes of the 2017 Annual Meeting. Ray seconded the motion which passed unanimously.

President's Report:

The main Association project in 2017 was the asphalt overlay. We also did some tree work, including removals, and we replaced plants in the landscaping that did not survive the winter. There were a couple of large irrigation leaks during the summer, which cost a lot of money. We are looking into installing a sensor that will help us detect leaks much faster. We have begun saving money to replace the patio fences in a few years' time.

Treasurer's Report / 2018 Budget:

Dennis reported that the Association finances are in good shape. We ended 2017 with total assets of \$245,446.92. We did go over budget in a few key areas. Building repairs were over by \$2,000, grounds maintenance was over by \$13,000 and water went over budget by \$10,000 due to leaks going undetected. We did a lot of extra work on the grounds, including some tree work and clearing out the drainage ditch. Snow removal was \$6,700 under budget for the year as we have had a dry fall and early winter.

For the 2018 budget we have allocated more funds to grounds maintenance and have a separate budget item for tree maintenance. We have been able to lower insurance costs by reviewing the building replacement cost value of the buildings, which had been over-estimated by the insurance company. As a result of this there will be no dues increase in 2018.

2018 Projects:

Our main project for 2018 will be replacing the roofs. We will ask the contractor to match the color of the shingles to the current roof. Helen will contact the owners of 1041 and 4719 to give them notice that they will need to remove their solar panels for the duration of the project.

Other Business / Homeowners Concerns:

Lee said that the asphalt re-surfacing looks good and requested that the Association does this regularly.

We have a bid from Split Rail Fence Company of \$73,000 to replace all the patio fences. We are budgeting for this in 2022. In the meantime, any fence repairs will be done on an as needed basis. Ray requested that the fence at 4803 is rebuilt inside the tree.

There were lights out on a garage in the 4700 cul de sac. The bulbs have been replaced. Dennis also replaced the spot light for the sign at the 1000 cul de sac. Owners are requested to contact Helen when they notice that lights are out.

Xcel have been working on some of the electrical boxes and have left a pile of juniper branches. There is also a hawthorn that need tidying up, where the transformer behind 1039 was replaced entirely.

Dennis said that the snow removal has been below standard so far this year. The sidewalks have not been cleared properly and some front steps were missed. Helen will provide this feedback to Sun & Shade.

Election of Directors:

Ray Simmonds is up for re-election. Shelly moved to elect Ray for another three year term on the board. Amy seconded the motion, which passed unanimously.

Veronique has resigned from the Board. The board will appoint someone to serve the remaining two years on her term.

Date of Next Meeting:

The next Board Meeting will be at 6:30 pm on Wednesday March 14, 2018.

The meeting adjourned at 7:17 pm.