

**South Creek 8 Homeowners' Association  
ANNUAL MEETING  
Wednesday January 26, 2022**

**MINUTES**

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Present were: Ray Simmonds, Amy Beyer, Scott Woodruff, Joby Spencer, Kathryn Hostetler, Maiana Hanshaw, Jennifer Grant and Jacob Salter. We have two valid proxies. A quorum is present.

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:34 pm.

2021 Minutes:

Kathryn moved to approve the minutes of the 2021 Annual Meeting. Joby seconded the motion which passed unanimously.

President's Report:

Ray reported that this has been a reasonable year for South Creek 8, and fortunately we were not impacted directly by the recent windstorm and wildfire. A Russian olive tree did blow over, blocking the 4700 cul de sac driveway. Residents worked together to move it out of the way as the grounds company could not get on site due to road closures.

Our main project in 2021 was painting the building exteriors, as well as repairing sections of siding that were in poor condition. Ray extended thanks to the board members who took part in progress inspections. The contractor, Secor Painting, did a thorough job and were very responsive.

We also installed new locking mailboxes in response to an increase in mail being stolen from the old mailboxes.

In addition to these projects, we kept up with landscaping improvements, tree care, and other exterior repairs that come up.

Treasurer's Report / 2022 Budget:

At the end of 2021 the Association had total assets of \$48,704.92.

Budget overages were mostly from grounds improvement projects and, to a lesser extent, snow removal.

In 2022 we are expecting increases in operating costs, including insurance and snow removal, so the board has approved a budget for next year with a \$10 / month dues increase. Dues for 2022 will be \$290 / month. This will allow us to maintain our annual reserve transfer amounts for future projects.

2022 Projects:

We do not have any big projects planned for 2022 as the main effort will be to build the reserve account back up again. When funds allow our next projects will be staining the upper decks and the patio fences.

Other Business / Homeowners Concerns:

Kathryn reported some shingles blown off after the big windstorm. Maiana also noticed this. The roofer will inspect the roofs.

Kathryn asked if there will be mosquito control around Tantra Lake this year. Helen will make enquiries of their management team. She also is concerned about the condition of the CU South boundary – she has seen homeless people camping out who leave trash and light fires. These concerns should be directed to the police and fire department.

Jennifer asked about installing electric vehicle chargers at South Creek 8. This is something that the board is looking into. There are considerations around where a charger could be located, where the power would come from and how users can be billed for the usage.

Kathryn said that there are people who use their garages for storage and then park in the unassigned spaces, which puts more pressure on the parking spaces. Residents are allowed to use up to one unassigned parking space if they are available. Any additional vehicles should be parked on the street.

Election of Directors:

Ray moved to elect Amy and Joby for a new three year terms on the board. Scott seconded the motion, which passed unanimously. Ray moved to also elect Maiana to fill the vacant position on the board. Joby seconded the motion, which passed unanimously.

Date of Next Meeting:

The next Board Meeting will be in March 2021, date TBD.

The meeting adjourned at 7:35 pm.