

South Creek 8 Homeowners' Association
ANNUAL MEETING
Wednesday, January 27, 2016

MINUTES

The meeting was called to order at 6:30 pm.

Present were: Shelly Benson, Charlotte Bujol, Amber Lawson, Jeanne and Ken Ford, Chelsea Duran, Ray Simmonds, Dennis Creese, Carol Pryce and Veronique Markman. We have eight proxies. Helen Cartwright represented Bartlett Property Management. We have a quorum.

2015 Minutes:

Jeanne moved to approve the minutes of the 2015 Annual Meeting. Chelsea seconded the motion which passed unanimously.

President's Report:

Ray reported on the previous year at South Creek 8.

There was some mail stolen from residents' mailboxes, so we looked into installing locking mailboxes. There was so recurrence of thefts, so the Board decided not to take on this expense.

The Association switched to using Organo-Lawn for non-chemical weed control and fertilizer. It has been working well.

There was a car fire in the East Moorhead Circle.

We took care of some on-going maintenance items, including paint touch up, fence repairs and siding repairs.

Sun and Shade did some replacement plantings in the front areas and we will do another walkthrough with them this spring.

All but about 4 of the chimneys have been inspected and cleaned if they needed it.

Paul Hoffman did some quite extensive work to improve the drainage around the community and Superior Aggregates did some concrete walkway repairs.

Treasurer's Report / 2015 Budget:

Dennis reported on the Association finances.

We went over budget in a few areas in 2015. The insurance rate increased more than anticipated. Grounds maintenance went over because we did some extra plantings and switched to more expensive non-chemical weed control and fertilizer. It was a really bad year for wasps, so pest control went over. So did snow removal and trash removal. Water went over because we had a long dry period late in the season, when the City charges more for water.

Total assets at the end of 2015 were \$186,000.

The 2016 budget includes a \$10 / month dues increase, which will give an extra \$6200 over the course of the year. We have also increased the budget for insurance, snow removal, trash

and water. We will educate homeowners to call immediately if they see any sprinkler leaks so we can cut down on wasted water. In 2015 we will transfer \$52,000 to reserves.

2016 Projects:

We do not have any large projects planned for 2016. Future projects we have planned for include replacing the roofs in 2018, asphalt repairs in 2017 and further concrete repairs when needed.

Election of Directors:

There are no director terms coming up this year. There is still a vacancy on the board, but no one volunteered to fill the position.

Other Business:

Shelley requested that the snow removers shovel the flagstone steps that link the parking lot to the sidewalk. Helen will ask Sun and Shade to include this in their scope of work.

Carol said that some of the mailboxes are rusting and some of the parking space numbers need repainting.

Amber said that that the driveway drainage is clogged by 4757 and snow melt does not drain easily. She also requested some ice melt by the north facing garages in the 4700 cul de sac.

Jeanne said that the dumpster sheds need cleaning again. She also mentioned that there has been no action on the damaged area of sidewalk between the 4700 and 4800 cul de sacs. We will follow up with the City.

There is an oil stain on the concrete parking space at 4737. Helen will follow up with the residents.

The renter at 4753 has been feeding the ducks. Helen will contact the homeowner and let them know that this is not allowed.

Chelsea said there is a damaged downspout on the garage in front of 1039. There is also a downspout unattached at 4853.

Date of Next Meeting:

The next Board Meeting will be at 6:30 pm on Wednesday March 23, 2016. We will send out notification to all homeowners two weeks prior to the meeting.

The meeting adjourned at 7:25 pm.