

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

MINUTES

Present were: Amy Beyer, Shelly Benson, Hallie Adams, Scott Cull, Dennis Creese, Lindsay Sweet, Joby Spencer, Kay Hostetler and Veronique Markman. We have eight proxies. A quorum is present.

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:32 pm.

2020 Minutes:

Scott moved to approve the minutes of the 2020 Annual Meeting. Shelly seconded the motion which passed unanimously.

President's Report:

The main project in 2020 was replacing the patio fences throughout the community. We also replaced and repaired several deteriorating garage doors and our arborist completed a thorough trim of our trees.

Treasurer's Report / 2021 Budget:

At the end of 2020 the Association had total assets of \$113,009.85.

We went over budget in snow removal, because of a very snowy spring, and irrigation water as a result of the long hot summer. We will ask Sun & Shade to reduce the length of the watering schedule next summer, and to check the coverage to be sure all areas that need it are getting watered.

The board approved a budget for 2021 with a \$10 / month dues increase, to cover operating expenses and keep the reserve account healthy, especially as we have a large project planned for this year.

Kay brought up concerns about raising the dues when owners may be having financial difficulties during the pandemic. Shelly spoke on behalf of the board and explained that the decision to raise dues was taken after extensive discussion of the HOA's financial needs. Avoiding the possibility of a special assessment was given a high priority.

2021 Projects:

We are planning on doing siding repairs and painting the buildings in 2021.

Some concrete replacement is also being scheduled.

Other Business / Homeowners Concerns:

Kay said that the sidewalks in the east cul de sac do not always get cleared properly of snow or have ice melt applied. Helen will check the scope of work with Sun & Shade.

Lindsay shared that she was informed that her mail had been stolen from her mailbox (it was recovered from a stolen vehicle), and this led to fraudulent credit card activity. Kay has also had mail stolen, and Shelly recently experienced identity theft that is linked to her address on Moorhead Circle. The board will look into installing locking mailboxes.

Dennis recognized the work of the management company to take care of South Creek 8.

Election of Directors:

Kay moved to elect Ray for a new three year term on the board. Scott 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 7:18 pm.