

South Creek Eight HOA
Board of Directors Meeting
Wednesday August 10, 2022

MINUTES

Board Members present: Amy Beyers, Scott Cull and Ray Simmonds
Owners present: Jennifer Grant
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:42 pm. A quorum is present.

Approve Agenda:

The agenda was approved.

Homeowner Concerns:

All items on the manager report were taken care of, except for the parking sign for 4737 West Moorhead.

Approve Minutes:

Scott moved to approve the minutes of the May 17, 2022 meeting. Amy seconded the motion, which passed unanimously.

Financial Statements:

At the end of September there is \$1,573.80 in the operating account and \$75,889.95 in the reserve account. The budget comparison looks fine, except for the excess on snow removal. The water expenditure is looking good – we will try to keep the watering at 3 days a week to stay within budget. We are one month behind in making transfers to the reserve account. There is a total of \$1700 in delinquent payments, but no owner is over 30 days past due. Scott moved to approve the September 2022 financial statements. Amy seconded the motion, which passed unanimously.

Old Business:

Insurance: The HOA insurance policy includes \$300,000 of ordinance coverage to cover increased costs associated with changes to building codes.

Helen will send a reminder to owners to update their loss assessment coverage to reflect the increase in replacement cost value on the policy.

Electric Vehicle Chargers: Jennifer Grant reported that her EV charger has passed inspection and her contractor will be filling in the trench.

If the HOA were to make use of the Xcel multi-family program, the minimum 4 chargers would have to be in the same cul de sac. Helen will ask Xcel what the maximum distance can be between them

We will work on a questionnaire for owners to find out what interest there is in getting an EV and over what timeframe.

New Business:

Board Members: There is still a vacancy on the board of directors that an interested owner can be appointed to.

Tantra / Community: Chris Jenkins, the president of the Tantra HOA joined the meeting to discuss shared neighborhood concerns. Helen & Ray will make a time to meet with Chris on-site. We can look at the dead trees by Tantra Lake adjacent to 4731/33 as part of this meeting.

Next Meeting Date:

The next board meeting will be on September 21, 2022 at 6:30 pm. (

The meeting adjourned at 7:48 pm