

South Creek Eight HOA
Board of Directors Meeting
Wednesday August 16, 2023

MINUTES

Board Members present: Amy Beyer, Kasinee Gehring, Ray Simmonds and Maiana Hanshaw
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:35 pm. A quorum is present.

Approve Agenda:

Amy moved to approve the agenda. Ray seconded the motion, which passed unanimously.

Approve Minutes:

Amy moved to approve the minutes of the May 17, 2023 meeting. Maiana seconded the motion, which passed unanimously.

Financial Statements:

At the end of July 2023 there is \$2,913.43 in the operating account and \$126,327.75 in reserve savings. Income is normal and expenses are as expected, although irrigation is under budget due to the wet spring. There is a total of \$500 in delinquencies.

Amy moved to approve the July 2023 financial statements. Kasinee seconded the motion, which passed unanimously.

Old Business:

Tree Trimming: Three ash trees infected with EAB in private patios have been removed, as have the dead cottonwood trees next to Tantra Lake. We are still waiting for a bid from Augustine Trees for the recommended work on the cottonwoods between the two west culs de sac.

Upper Deck Repairs: All decks listed as needed repairing have been completed. Ray mentioned that 4803 also needs some work. Helen will ask Bill to take care of this.

Governance Policies: Helen will resend the documents to the board for further discussion and approval at the next board meeting.

Grounds Updates: The approved grounds updates have been completed.

Chimney Inspections: Helen will send reminder emails to owners whose chimneys need to be cleaned.

New Business:

Staining Upper Decks: Amy moved to approve the Secor Painting bid to stain the upper decks. Kasinee seconded the motion, which passed unanimously. We will try to schedule this for this year.

Lawn Treatments: Amy moved to approve an additional One Earth weed & feed treatment by Organolawn. Maiana seconded the motion, which passed unanimously.

Weeds: Helen will check the condition of the weeds at the end of the month. Maiana requested that mint is removed from the front garden at 1007.

Governance Policies: Amy moved to approve the required governance policies. Maiana seconded the motion, which passed unanimously. Helen will get hard copies to be signed and post the signed copies on the HOA webpage.

Next Meeting Date:

The next board meeting will be on September 20, 2023 at 6:30 pm.

The meeting adjourned at 7:07 pm

South Creek Eight HOA
Manager's Report
August 16, 2023

7/3/23 | Renter at 4825

Sprinkler leak by the 4800 cul de sac mailboxes. *Sun & Shade repaired a broken sprinkler head.*

7/26/23 | Jeanne Ford, 4745

They had a bat get into the house. It was removed by Animal Control and tested for rabies (negative). *Van Lier Roofing came and sealed a small gap between the roof and the soffit.*

8/12/23 | Carol Pryce, 4747; Rebecca Bradford, 4739; Lee Gagne, 4767

The compost cart is leaking and needs to be replaced, also the dumpster shed needs cleaning. *Western Disposal switched out the wrong cart, but will replace this one in the next day or so. Sun & Shade are lined up to power wash the dumpster sheds.*

8/13/23 | Jordan Corbman, 4777

Wasps in the electrical box. *Northern Colorado Pest will be out to treat this week.*

8/15/23 | Karen Rosenschein, 4751

An arborist told her son who lives there that an ash tree behind their townhome is infected with EAB, can it be treated. *I believe this tree has been treated every two years. We can ask Ed to trim out the dead limbs.*