

South Creek Eight HOA
Board of Directors Meeting
Wednesday July 21, 2021

MINUTES

Board Members present: Dennis Creese, Scott Cull, Amy Beyer and Joby Spencer.
Owners present: Steve Schiller
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:32 pm. A quorum is present.

Approve Agenda:

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

Manager Report:

The gutters at 4803 will be cleaned, and the contractor can check to see if any other areas are in need of cleaning.

Steve asked if it would be possible to allow the owner of the jeep to use a visitor space so that it is less visually intrusive to his tenants.

Approve Minutes:

Scott moved to approve the minutes of the June 9, 2021 meeting. Amy seconded the motion, which passed unanimously.

Financial Statements:

At the end of June 2021, we have total assets of \$134,467.38. Expenses are normal. Snow Removal is over budget and building repairs are high. Delinquencies totaled \$1,300, probably due to USPS returning checks in error. We expect to end the year with around \$50,000, but will be able to build the reserves up as there are no big projects planned for several years.

Old Business:

Garage Door Replacements: The contractor is waiting for the new doors to be delivered, they are delayed.

Mailboxes: Scott moved to approve the proposal from Front Range Asphalt Maintenance to install concrete bases for the mailboxes to be installed on, and the bid from Postal Products for 3 x 12 unit and 2 x 8 unit mailboxes. Amy seconded the motion, which passed unanimously.

Painting & Siding Repairs: Most of the siding repairs have been completed. The painters are scheduled to be on site July 28. They will begin in the east cul de sac and the project will take approximately a month.

Chimney Inspections: Helen will follow up with owners to make sure the ones that need cleaning are done before fall.

New Business:

Tree Trimming: The proposal from Augustine Tree was approved by email. Part of the work has been completed and the remainder will be done in the next couple of weeks. Dennis requested that Ed inspect the cottonwoods between the 4700 and 4800 sections.

Irrigation repair: There is an on-going leak that has been identified from the flow meter usage, but Sun & Shade have been unable to source the location of the leak. They recommend installing a master valve so that when the irrigation is off there is no water in the system. Amy moved to approve this valve. Scott seconded the motion, which passed unanimously.

Board Membership: We currently have five members on the board. It would be good to get back up to 7 members, if anyone knows someone who is interested in participating.

Architectural Applications: Scott moved to approve the ACC application for solar panels at 4817 West Moorhead, as long as the panels are only on the roof of that townhome, and a maintenance agreement is in place. Amy seconded the motion, which passed unanimously.

Meeting Date:

The next meeting will be on Wednesday September 22 at 6:30 pm. We will determine the location nearer the time.

The meeting adjourned at 7:12 pm