

South Creek Eight HOA
Meeting of the Board
March 22, 2017

MINUTES

Present: Dennis Creese, Amy Beyer, Shelly Benson, Veronique Markman and Ray Simmonds. Helen Cartwright represented Bartlett Property Management. A quorum is present.

The meeting was called to order at 6:35 pm.

Approve Agenda:

Veronique moved to approve the agenda. Amy seconded the motion and the agenda was approved unanimously.

Manager Report:

All items on the manager's report have been taken care of.

Approve Minutes:

Veronique moved to approve the minutes of the November 30, 2016 meeting. Ray seconded the motion, which passed unanimously.

Financial Statements:

We have \$242,631.86 in total assets at the end of February 2017.
All the expenses are normal. Five owners are delinquent for a total of \$1380.00.
Ray moved to approve the financials. Amy seconded the motion, which passed unanimously.

Old Business:

Tree Trimming: The winter trimming has been completed by Augustine Trees. We need to get a bid to trim the cottonwood behind 4811, as the board has decided against removing the tree after getting multiple opinions.

CU South: Dennis suggested that South Creek 8 draft a resolution to express the Associations disapproval of development on the CU South site.
The current discussion is of building a 30 foot high dam alongside highway 36 as a flood barrier, so that housing can be built on the property.

New Business:

Grounds Maintenance contracts: The Board approved 2017 contracts for Sun and Shade, Organo-Lawn, Oasis Landscaping and Taddiken Tree by email.
We will set up a spring walkthrough with Sun and Shade in the first week of May to see what needs doing in the landscaping.

Appointment of Officers: Veronique moved to appoint Ray as president, Shelly as Vice President and Dennis as Treasurer. Amy seconded the motion, which passed unanimously. Amy and Shelly will be added as signers on the bank account to replace Jeanne and Chelsea.

Reserves Study: The reserves study calls for asphalt repairs in 2017. Helen will get bids from contractors on the work that needs doing. Fence replacement is currently not budgeted for in the reserves study. The board will consider adding this after the roofs have been replaced. Roof replacement is planned for 2018.

Newsletter: We will send out a newsletter which will include details of any asphalt work, the trash rules, and reminder to pick up after pets and not to feed wildlife. Helen will get the trash rules laminated to install in the dumpster sheds.

ACC Approval: Applications for new windows at 4725 and a new chimney pipe at 4821 were approved by the Board over email.

Homeowners Concerns:

There are a lot of personal belongings on the front porch at 1015. Helen will write to the owner.

Amy heard something in her chimney at 4863. We will get all the chimney inspected this year.

Next Meeting Date:

The next meeting will be on Wednesday May 17, 2017.

The meeting adjourned at 7:29 pm