

**South Creek Eight HOA**  
Board of Directors Meeting  
Wednesday March 22, 2023

**MINUTES**

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Board Members present: Amy Beyer, Joby Spencer, Kasinee Gehring and Ray Simmonds  
Owners present: Jennifer Grant  
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:37 pm. A quorum is present.

Approve Agenda:

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

Approve Minutes:

Joby moved to approve the minutes of the November 28, 2022 meeting. Amy seconded the motion, which passed unanimously.

Financial Statements:

As of February 2023 we have \$20,463.32 in the operating account and \$95,733.98 in the reserves account.

All income and expenses are in line with the year to date budget and scheduled reserve transfers are being made.

There is a total of \$2500 in delinquent accounts. One owner pays annually. Helen will send reminders to the other owners that have an account balance.

Joby moved to approve the February 2023 financial statements. Amy seconded the motion, which passed unanimously.

Old Business:

*2023 Budget:* The motion to increase the dues by \$50 was not approved by the ownership, so the monthly increase was capped at \$43.50 (15% increase). 2023 monthly dues are now \$333.50.

*EV Charger Survey:* There was minimal response to the EV survey, with no dominant opinion. It appears that in general EV chargers are not a high priority for most owners.

New Business:

*Appointment of Officers:* Kasinee moved to appoint Ray as President, Joby as Vice President and Amy as Treasurer. Ray seconded the motion, which passed unanimously.

*Concrete repair:* The Front Range Asphalt Maintenance bid to replace the concrete at the parking space for 4711 West Moorhead was approved by email. The work has been completed.

*Grounds Maintenance:* The 2023 contract with Sun & Shade was approved by email. The board will meet with them on site at 9:30 am on Thursday May 11 for a spring walkthrough.

*Dead Cottonwood Removal:* The board approved a shared bid with Boulder Housing Partners to remove some dead cottonwoods adjacent to Tantra Lake.

*Updated Governance Policies:* Helen distributed the new governance policies required by State law. The board will review the policies and will approve over email by April 15.

*2023 Projects:* Projects that will be considered for 2023 are repairs to front porches and upper decks, and staining the patio fences. The board will review these items when we do the spring walkthrough. The chimneys will be inspected in early summer.

Homeowner Concerns:

The board will take a look at the crabapples by the parking in the 4700 cul de sac, with a view to replacing them with something less messy.

Next Meeting Date:

The next board meeting will be on May 17, 2023 at 6:30 pm.

The meeting adjourned at 7:30 pm

South Creek Eight HOA  
Manager's Report  
March 22, 2023

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- 1/5/23 Diane Jarvis, 4707, pointed out a provision in the HOA documents that requires the approval of 75% of owners to increase dues above 15%. A ballot was sent to all owners.
- 1/19/23 Carol Pryce, 4747, requested that the dumpster shed is cleared up. There was a small pile of brush which was put into the compost bin. The sheds get power washed in the spring.
- 1/25/23 Kay Hostetler, 1015, called because she found a bullet in her bathtub where the tenant next door had fired a gun through the wall.
- 2/13/23 Beth Park, 4733, reported an issue with her garage door. The door itself had previously been inspected and seemed in fair condition. Bennett Family Garage Door inspected the mechanism and determined that there was a broken cable. In the meantime Beth signed a contract with Boulder Garage Door to replace the whole door. As this was not authorized by the HOA the owner paid the contractor.
- 2/24/23 Carol Pryce reported a wood ladder object in the dumpster shed. Western picked it up with their next collection.
- 2/27/23 Jake Slater, 1039, reported that the catalytic converter was stolen from his truck which was parked on the street.
- 3/20/22 Debra Layne, 4717, requested that the crabapples are removed by the parking spaces in the 4700 cul de sac as they make a big mess that gets tracked into their townhome.