

**South Creek Eight HOA**  
Board of Directors Meeting  
Wednesday March 30, 2022

**MINUTES**

---

Board Members present: Amy Beyer, Ray Simmonds, Maiana Hanshaw, Joby Spencer and Scott Cull.

Helen Cartwright represented Creekside Community Association Management.

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

Approve Agenda:

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

Homeowner Concerns:

The crabapple tree at 4717 does need a good pruning which will need to be done in the dormant season. Helen will send a picture to the board so we can see the state of the tree. We can have Sun & Shade sweep up around the tree when it gets messy.

The boards that the mailboxes were mounted on still need to be removed.

We will monitor the situation with short term rentals in our community to see if it does become an issue.

The repair to the damaged gutter at the garage by 1001 is still outstanding.

Approve Minutes:

Scott moved to approve the minutes of the November 17, 2021 meeting. Amy seconded the motion, which passed unanimously.

Financial Statements:

Total assets at the end of February 2022 are \$57,973.72. The main item of note is the significant overage in Snow Removal. Only two accounts are over 30 days past due.

Scott moved to approve the February 2022 financial statements. Maiana seconded the motion, which passed unanimously.

Old Business:

*Mailboxes:* Next time we do concrete work on site we may install a new pad for the mail box in the east cul de sac. The current location is not preferred by the mail carrier.

The lock for the package lockers can be stiff. Helen will put some graphite in the locks to loosen them up.

New Business:

*Appointment of Officers:* Scott moved to appoint Ray as President. Joby seconded the motion, which passed unanimously. Amy moved to appoint Scott as Vice President. Joby seconded the motion, which passed unanimously. Maiana moved to appoint Dennis as Treasurer. Amy seconded the motion, which passed unanimously. Scott will be added to the bank account signers and Amy will be removed.

*Grounds Maintenance:* The contract from Sun & Shade for grounds maintenance was approved by email.

Scott moved to approve the Organo Lawn gold program. Joby seconded the motion, which passed unanimously. We will monitor the condition of the lawn and decide if we want to add an application of their Synergy treatment in the fall.

*Insurance Coverage:* Maiana moved to increase the deductible from \$5,000 to \$10,000. Amy seconded the motion, which passed unanimously. The building coverage is currently below the recommended amount. It will increase when the policy renews in November. We will get a quote to increase the coverage to \$250 / square foot for the remainder of the current policy term.

*Electric Vehicle Charging:* We will look into our capabilities for installing communal EV chargers. Owners can also apply to install their own charger in their deeded parking space on their own Xcel meter.

*Staining Porches and Decks:* Due to budget constraints, we will delay this project until next year. Maiana noted that the upper deck at 1007 needs some repairs. We will have it inspected.

*Architectural Applications:*

The application from 4815 to install a shade awning was approved by email.

Next Meeting Date:

The next board meeting will be on May 18, 2022 at 6:30 pm.

The meeting adjourned at 8:00 pm