

South Creek Eight HOA
Board of Directors Meeting
Wednesday May 17, 2017
at George Reynolds Library

MINUTES

Present: Dennis Creese, Amy Beyer, Shelly Benson, Joby Spencer, Scott Cull 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:

Shelly moved to approve the agenda. Joby seconded the motion and the agenda was approved unanimously.

Manager Report:

Helen will write to the owner of 1015 about feeding the squirrels again and fine them if the behavior continues.

The City has been requested to complete the remediation work from the water main break.

Approve Minutes:

Amy moved to approve the minutes of the March 22, 2017 meeting. Shelly seconded the motion, which passed unanimously.

Financial Statements:

We have \$257,355.84 in total assets at the end of April 2017.

Roof repairs and snow removal are over budget year-to-date, but should even out over the year. All the expenses are normal. One owner has an account over 30 days past due.

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

Old Business:

CU South: Ray will prepare a letter outlining the South Creek 8 HOA opposition to the proposed CU South development. It will be sent to the City Council, the County Commissioners and the Planning Board.

New Business:

Landscaping Updates: Following a walkthrough of the property, Sun and Shade gave a bid of \$5600 to make updates to the landscaping. Shelly moved to approve the bid. Amy seconded the motion, which passed unanimously.

The Board approved by email a bid from Elena Cipollone to do up to \$1500.00 in hand weeding.

Water Main Break: The City will be back out this week to complete the repairs to the landscaping.

Asphalt Repair Bids: We got two proposals for asphalt repairs. Front Range Asphalt Maintenance bid \$33,370 to replace 6512 sq feet of asphalt, crack seal and seal coat. Superior Aggregates bid \$19,594 to replace 308 sq yards (2772 sq feet) of asphalt, crack seal and seal coat. Scott moved to approve the Superior Aggregates bid. Ray seconded the motion, which passed unanimously.

Roof Replacement 2018: Van Lier Roofing have given a verbal estimate of \$3400 / unit to replace the roofs next year. This gives a total cost of \$176,000. We will request a firm bid prior to the next board meeting.

Newsletter: The newsletter was approved and will be sent out tomorrow.

Chimney Inspections: Neighborhood Chimney Sweeps inspected all the chimney and provided a status report. Helen is contacting owners who need to have their chimneys cleaned or who have any other issues with their chimneys.

Parking Signs: Some of the parking signs need replacing or repairing. Helen will arrange to meet with Bill Johnston to review what needs doing.

Dog Waste Bag Dispensers: Amy will keep the bag dispensers filled. Shelly will observe the area adjacent to 1041 East Moorhead Circle to see if another dispenser would be helpful.

Tree Care: Augustine Tree provided a new bid to remove the dead maple at the 4800 entrance, the willow between 1000 & 4800, and the cottonwood behind 4751. Also to trim the cottonwoods behind 4811. Ray moved to approve the bid, once we confirm that the cottonwood to be removed is on South Creek 8 property. Scott seconded the motion, which passed unanimously.

Homeowners Concerns:

Shelly requested that the dumpster sheds get power washed.

Next Meeting Date:

The next meeting will be on Wednesday July 12, 2017.

The meeting adjourned at 7:35 pm