

**South Creek Eight HOA**  
Board of Directors Meeting  
Wednesday May 17, 2022

**MINUTES**

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Board Members present: Scott Cull, Joby Spencer, Maiana Hanshaw and Ray Simmonds  
Owners present: Jennifer Grant  
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:35 pm. A quorum is present.

Approve Agenda:

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

Homeowner Concerns:

Sun & Shade are going to repair the irrigation in the east cul de sac.  
Northern Colorado Pest will be out to trap the raccoon under the porch at 4763 West Moorhead.  
We will ask them to investigate for possible entry points on the front upper level at 4755, as Jennifer hears scratching & thumping at night.

Approve Minutes:

Scott moved to approve the minutes of the March 30, 2022 meeting. Ray seconded the motion, which passed unanimously.

Financial Statements:

At the end of April there is \$2,538.69 in the operating account and \$65,996.52 in the reserve account. We are aiming to build the reserves back to \$100,000 by the end of this year.  
All expenses are normal and within budget, except for snow removal. No owner accounts are over 30 days past due.  
Scott moved to approve the April 2022 financial statements. Joby seconded the motion, which passed unanimously.

Old Business:

*Insurance:* Scott moved to approve increasing the deductible to \$10,000, and increasing the coverage to \$250 / sq foot for the remainder of the policy term. Ray seconded the motion, which passed unanimously.  
Helen will check if the policy includes ordinance coverage to cover increased costs associated with changes to building codes.

*Electric Vehicle Chargers:* Ray & Helen met with Art Hacker to investigate the potential for installing EV chargers on the property. There would be capacity on the current electrical panels to install a couple of chargers on a garage in each cul de sac. Ray suggested polling the owners to get a sense of what demand there will be for EV chargers in the short term. Helen will arrange a meeting with the Xcel Energy EV advisor to find out if their programs would be suitable for South Creek 8.

New Business:

*Tree Treatments:* The proposal from Taddiken Tree to treat the trees was approved by email.

*Tantra / Community:* The contact from Tantra HOA had planned to join the meeting to make a connection between neighboring associations, but was unable to attend. One thing to discuss with them will be their plans for EV chargers.

*Architectural Applications:*

The application from 4751 to install a storm door was approved by email.

Next Meeting Date:

The next board meeting will be on July 20, 2022 at 6:30 pm. (Rescheduled to August 10, 2022 at 6:30 pm).

The meeting adjourned at 7:29 pm