

South Creek Eight HOA
Board of Directors Meeting
Wednesday May 17, 2023

MINUTES

Board Members present: David Pratt, Amy Beyer, Kasinee Gehring, Ray Simmonds and Maiana Hanshaw
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:34 pm. A quorum is present.

Approve Agenda:

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

Approve Minutes:

Kasinee moved to approve the minutes of the March 22, 2023 meeting. Amy seconded the motion, which passed unanimously.

Financial Statements:

At the end of April 2023 we have total assets of \$132,157. Income is in line with the budget, and expenses are normal for the time of year. Reserve transfers are up to date.

Amy moved to approve the April 2023 financial statements. Kasinee seconded the motion, which passed unanimously.

Old Business:

Tree Trimming: The approved work has been completed, with the exception of one crabapple branch that could not be done because there was a car in the parking space. Helen will coordinate with the arborist and the tenants to reschedule this.

Owners with EAB infected ash trees in their patios have been advised that they must have them removed.

The dead cottonwoods on Tantra property by the lake are scheduled to be removed in the next week or so.

Upper Deck Repairs: Bill Johnston and his crew are working their way through the list of deck repairs that were identified on the recent walkthrough.

Governance Policies: Helen will resend the documents to the board for further discussion and approval at the next board meeting.

New Business:

Grounds Updates: Helen and Amy did a walkthrough with Sun & Shade to make a list of spring grounds updates, including removing and replacing plants, and trimming shrubs. The proposal was approved by email.

2023 Projects: Secor Painting provided bids in 2021 for staining the patio fences (\$10,000) and the upper decks (\$24,000). The patio fences will be done in a couple more years, but we will get an updated cost for staining the upper decks.

Next Meeting Date:

The next board meeting will be on August 16, 2023 at 6:30 pm.

The meeting adjourned at 7:06 pm

South Creek Eight HOA
Manager's Report
May 17, 2023

4/19/23 | Manager of 4707 called in damage to the garage in front of 4711 – it looks like someone drove into it.

4/25/23 | Manager of 4707 reports human feces in the common area adjacent to the townhome. Rocky Mountain Biohazard removed the waste.

4/26/23 | Owner reports loud music from next door townhome on a nightly basis that makes their downstairs unlivable. They wanted to know if there have been other complaints (there have not) or if the owner was aware (they are not). They have not communicated with the tenant, but would like guidance on how to address this.

5/7/23 | Rebecca Bradford, 4739, requested that Tantra arborist also removes dead branches from pine tree adjacent to lake when they are on site to remove dead cottonwoods. Carol Pryce, 4747, also asked if the willow could also be trimmed. Boulder Housing Partners said they will do these if they have time / budget, otherwise it will be added to the list for next year.

5/11/23 | Sarah Cummo, 4811, reported dead rodents in the front yard of 4809. Northern Colorado Pest & Wildlife will be on-site to remove them.

5/11/23 | Kay Hostetler, 1015, called to report someone trying to deliver a storage pod to another neighbors assigned parking space. It wouldn't fit so they put it on the street. Helen informed the property owner that permission is needed to have a storage pod on the property and that they cannot be placed in another owners deeded spaced.

5/17/23 | Nate Noterman, 4719, emailed about further damage to the garage in front of 4711, which was repaired last week.