

South Creek Eight HOA
Board of Directors Meeting
Wednesday November 14, 2018
at George Reynolds Library

MINUTES

Present: Dennis Creese, Amy Beyer, Shelly Benson Amy Beyer and Ray Simmonds. Joby Spencer phoned in to the meeting.
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:30 pm. A quorum is present.

Approve Agenda:

An ACC Application from 1033 East Moorhead was added to the agenda. With this addition, Shelly moved to approve the agenda. Amy seconded the motion and the agenda was approved unanimously.

Manager Report:

The electrician has recommended that we switch to LED bulbs in the 1000 cul de sac dumpster shed as they are more robust and last longer.
Helen will follow up with the City engineer about drainage concerns in the 4700 cul de sac. Helen will also remind Van Lier about outstanding gutter repairs from the roof replacement.

Approve Minutes:

Amy moved to approve the minutes of the September 19, 2018 meeting. Ray seconded the motion, which passed unanimously.

Financial Statements:

At the end of October, total assets are \$77,865.95. This is after paying for the roof replacement project. Income is ahead of the budget and all expenses are normal. Three owners are one month behind in paying their dues.
Grounds maintenance and building repairs are significantly over budget, water is a little over budget. This will be addressed with the 2019 budget.
Ray moved to approve the October 2018 financial statements. Amy seconded the motion, which passed unanimously.

Old Business:

Back yard and retaining wall at 1003: The fence was temporarily removed to allow the owner to have the aspen tree removed. The planter bed has been reconfigured away from the dividing wall. The dividing wall between 1003 & 1007 is fine, and the wall between 1003 & 1001 has been repaired. An extra bait station has been installed in this area to deter rodents.

New Business:

City water main replacement project: There has been extensive damage to the irrigation system and sections of the landscaping, including trees. There are also concerns about how the drainage has been reconstructed.

Sun and Shade will be doing the irrigation repairs and we will bill the cost back to Iron Woman Construction. The City contracted arborist will be on site after Thanksgiving to take care of the damage to trees. The landscaping will have to wait until the spring, and we will monitor the effectiveness of the installed drainage over the winter.

Parking in 1000 cul de sac: Some residents had not been moving their vehicles from guest parking spaces. They were notified of the 72 hour limit to park in any guest space and the vehicles have been moved.

2019 Budget / Reserves Study: The draft budget has no dues increase for 2019. We were able to decrease insurance costs by making changes to the policy. This still allows for increases in the budget items for building repairs and grounds maintenance as well as tree care and water. The snow removal budget is lower for 2019 and there is a small decrease in the amount transferred to savings. Shelly moved to approve the 2019 budget. Amy seconded the motion, which passed unanimously.

Projects planned for the next few years are painting the buildings and replacing the patio fences. We will get the painting assessed in 2019. If it is holding up, we may be able to bring the patio fence project forward.

ACC Application 1033 roof vent: Instead of installing a new vent, the owner should tie in to the vent installed by Van Lier as part of the recent roof replacement. Shelly said that one her roof joists was cut when the roof vent was installed on her building. Helen will follow up with Van Lier.

Next Meeting / Annual Meeting Dates:

The annual meeting will be on Wednesday January 23, 2019.

The next meeting will be on Wednesday March 20, 2019.

The meeting adjourned at 7:30 pm