

South Creek Eight HOA
Board of Directors Meeting
Wednesday November 28, 2022

MINUTES

Board Members present: Amy Beyer, Joby Spencer, Ray Simmonds and Maiana Hanshaw
Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:40 pm. A quorum is present.

Approve Agenda:

The agenda was approved.

Homeowner Concerns:

Next time we send a newsletter we will remind owners that their homeowner insurance should include sewer back-up coverage.

Approve Minutes:

Joby moved to approve the minutes of the September 21, 2022 meeting. Amy seconded the motion, which passed unanimously.

Ray requested that the snow removal bills are sent to him for review. Helen will check with Sun & Shade where their designated measuring site is for snow depth.

Financial Statements:

As of October 2022 there is \$1590.11 in the operating account and \$75,899.26 in the reserve account.

We are over budget on grounds, snow removal and insurance, and under budget on water. Consequently we are behind on making transfers to the reserves account. There is about \$2,000 in delinquent accounts, but no owners are over 30 days past due so this is not concerning.

Maiana moved to approve the October 2022 financial statements. Amy seconded the motion, which passed unanimously.

Old Business:

Electric Vehicle Chargers: A request for feedback from owners will be included in the newsletter, along with a request to report any snow removal issues.

New Business:

Insurance: Helen presented several proposals for insurance coverage as premiums with American Family have doubled. Ray moved to switch to a State Farm policy with a \$10,000 deductible, as it has better coverage for about the same cost. Maiana seconded the motion which passed unanimously.

2023 Budget: There are cost increases across the budget, including a 100% increase in insurance premiums. We also need to keep building up our reserves. Ray moved to approve a budget with dues at \$340 / month. Maiana seconded the motion, which passed unanimously. Joby said we should be considerate in communicating this increase with owners - recognizing that it is a significant increase, and encourage them to attend the annual meeting to share their feedback.

Board Members: Maiana said that she would stay on the board. We also have vacancies for up to three new board members.

ACC Applications: The dryer vent and patio door for 4851 were approved by email.

Annual Meeting Date:

The annual meeting will be on Monday January 25, 2023 at 6:30 pm.

The meeting adjourned at 8:25 pm

South Creek Eight HOA
Manager's Report

9/15/22 Marsha Swoboda, 4867, reported that her tenant had driven into the electrical box on the side of the garage, and now the garage doors won't open. *Bill Johnston replaced the electrical panel and the cost was billed back to the property owner.*

9/22/22 Elise Bloomfield, 4763, requested that the debris from the Russian Olive is removed from the ditch so that it can drain properly. *Sun & Shade took care of this*

11/4/22 Margie McCulloch, 4753, called about a drain back up in her townhome. *Sewer lines are the owners' responsibility. Margie may want to install a clean out for her sewer line.*

11/6/22 Report of excessive dog barking from pet left on back patio at 1019. *Warning letter sent to property manager with copy of the HOA rules.*