

**South Creek Eight HOA**  
Board of Directors Meeting  
Wednesday November 15, 2023

**MINUTES**

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Board Members present: David Pratt, Joby Spencer, Ray Simmonds, Maiana Hanshaw and Kasinee Gehring

Owners present: Steve Schiller

Helen Cartwright represented Creekside Community Association Management.

The meeting was called to order at 6:33 pm. A quorum is present.

Approve Agenda:

The agenda was approved.

Manager Report:

10/12/23 | Steve Kalthoff, 1033

Upper deck boards are in poor shape. *Will inspect with view to replacing next year.*

10/31/23 | Maiana Hanshaw, 1007

Snow removal crew missed sidewalk in front of the building. *Sent a reminder to the contractor for next time to include all sidewalks.*

11/13/23 | Sarah Cummo, 4811

Owner continues to experience loud noises from the neighboring townhome.

11/13/23 | Maiana Hanshaw, 1007

Light is out in east cul de sac trash enclosure. *Maiana put in a new bulb and it is all good now,*

Approve Minutes:

Joby moved to approve the minutes of the October 4, 2023 meeting. David seconded the motion, which passed unanimously.

October 2023 Financial Statements:

Operating account | \$1,742.78

Reserves account | \$114,666.40

Income is according to the budget, and five owners have a past due balance, none more than 30 days in arrears.

Expenses for administration and utilities are within budget.

Repairs and maintenance are over budget from doing deck repairs. Grounds maintenance is high and may go over budget and snow removal is under budget for the year. Reserves transfers up to date and we have spent \$21,000 on reserves projects , to repair and stain upper decks.

Maiana moved to approve the October 2023 financial statements. Kasinee seconded the motion, which passed unanimously.

Old Business:

*Tree Trimming:* Joby moved to approve the Augustine Tree proposal to remove 2 large dead cottonwoods and safety prune two others in between the 4700 and 4800 culs de sac, plus a

couple of other requested trimming items for a total cost of \$7,030. Kasinee seconded the motion, which passed unanimously. The removals will require a crane and require access. Helen will work with Ed on the scheduling.

*Staining Upper Decks:* This project has been completed. Deck repairs have also been done.

*Chimney Cleaning:* Most owners on the list have had their chimneys cleaned, but there are a few outstanding.

#### New Business:

*2024 Budget:* Helen presented a draft budget with \$5,000 increase in operating expenses. The board debated having either a 2% or 5% increase in dues to cover this increase. David proposed keeping a lower dues increase to give owners a break after the large dues increase last year. The downside of this is that there is a decrease in reserve savings, although we could look for opportunities to reduce costs. Ray said that this would not give us as much protection for unanticipated expenses if we don't maintain the reserve account with a 5% dues increase. Steve mentioned that as an owner he would prefer to have steady increases, and Maiana preferred the peace of mind that comes with having a well funded reserves. With the intention of being responsible to the owners Ray moved to approve the budget with a 5 % dues increase. Maiana seconded the motion, which passed unanimously.

*Governance Policies:* Board members each reviewed one or two of the required governance policies and all reported back with a recommendation to approve them. Maiana moved to approve the governance policies. Ray seconded the motion, which passed unanimously.

#### Annual Meeting Date:

The annual meeting will be on January 17, 2024 at 6:30 pm. Helen will check the availability of the library meeting room and we will consider an in-person / online hybrid meeting. There is one vacancy on the board.

The meeting adjourned at 7:48 pm