

South Creek Eight HOA
Board of Directors Meeting
Wednesday October 4, 2023

MINUTES

Board Members present: Amy Beyer, David Pratt, Joby Spencer, 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. Joby seconded the motion, which passed unanimously.

Manager Report:

9/19/23 | Kelsey Shields, 4725

Siding repairs needed by the back door. *Bill Johnston repaired the siding.*

9/19/23 | Property Manager, 1035

Tree branches encroaching over back patio and roof. *This will be included the next time Augustine Trees are doing pruning on site.*

9/26/23 | Roger Smith, 4815

Siding repairs needed at upper deck. *Bill Johnston repaired the siding and identified that the deck boards needed replacing, which they also did.*

9/30/22 | Pam Nebgen, 4727

Tree branches brushing on the townhome roof. *Will get a quote from Augustine Trees to trim this back.*

Approve Minutes:

Amy moved to approve the minutes of the August 16, 2023 meeting. Maiana seconded the motion, which passed unanimously.

August 2023 Financial Statements:

Operating account | \$3,330.37

Reserves account | \$126,635.06

Income is according to the budget, and total delinquencies are \$1200.00. One owner is 60 days past due.

Expenses for administration and utilities are within budget. There was a high water bill from an irrigation leak but this was balanced out by low water usage earlier in the season. We need to upgrade the water leak sensor so that it will work with the manufacturer's portal.

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 are one month in arrears

Maiana moved to approve the August 2023 financial statements. Amy seconded the motion, which passed unanimously.

Old Business:

Tree Trimming: We are still waiting for a bid from Augustine Trees for the recommended work on the cottonwoods between the two west culs de sac. There is a crabapple branch to be removed by the 4717 parking space as well as the trimming identified in the manager report.

Upper Deck Repairs: Additional deck repairs at 4803 and 4815 have been completed.

Chimney Cleaning: Some cleanings have already been completed, some have been scheduled. If a chimney needs cleaning the owner has been advised not to use the woodstove until it has been cleaned.

Governance Policies: Board members will be assigned a policy or two to review in advance of the November board meeting so that they can be approved in advance of the Annual Meeting.

Staining Upper Decks: Secor Painting have started with power washing decks today and will move on to staining once this is completed.

Grounds Review: The weeding in the front gardens has lasted well, so additional weeding efforts focused on entryways, dumpster sheds, garages, fire lanes and other common spaces. The additional lawn treatment has been completed and fallen crabapples have been removed. David brought up his concerns about the cost of hand weeding and the impact on the budget. He suggested that we bring the issue of non-organic weed control back up with the ownership – perhaps chemical treatments could be used in certain areas, but not on the lawns or immediately adjacent to the townhomes. Joby mentioned that we would want to respect homeowners environmental and health concerns when making any decisions about changing the current policy.

New Business:

Snow Removal: The snow removal bid from Sun & Shade was approved by email.

Insurance Renewal: Helen reported that the insurance policy will not have a significant premium increase when it renews in December, which will be taken into account when drafting the 2024 budget.

Next Meeting Date:

The next board meeting will be on November 15, 2023 at 6:30 pm.

The meeting adjourned at 7:15 pm