

South Creek Eight HOA
Board of Directors Meeting
Wednesday September 19, 2018
at George Reynolds Library

MINUTES

Present: Dennis Creese, Amy Beyer, Shelly Benson and Scott Cull. Helen Cartwright represented Creekside Community Association Management. A quorum is present.

The meeting was called to order at 6:30 pm.

Approve Agenda:

Shelly moved to approve the agenda. Scott seconded the motion and the agenda was approved unanimously.

Manager Report:

All items on the Manager Report have been taken care of.

Helen will contact Nate Otis with an update on the issues he raised.

Regarding animals getting into the trash, we will remind residents to put the lids down on the trash and recycle dumpsters. Helen will also ask Western to keep the carts in the east cul de sac in the same order, with recycle on the right.

Approve Minutes:

Scott moved to approve the minutes of the July 18, 2018 meeting. Amy seconded the motion, which passed unanimously.

Financial Statements:

At the end of August we have \$209,969.24 in the reserve savings account and \$497.00 in checking. We have since paid an additional \$139,398 for the roof replacement and the reserve balance is now around \$70,000.

We are over budget on grounds maintenance and building maintenance so we will consider increasing these budget items next year. Water is also pushing the budget limit. Snow removal is under budget. Expenses are normal.

There are delinquent accounts totaling \$1575.

Amy moved to approve the September 2018 financial statements. Shelly seconded the motion, which passed unanimously.

Old Business:

Roof replacement: The roof replacement project has been completed and a final walkthrough was done today. There are a few outstanding items and these will be taken care of next week.

CU South Project: Boulder City Council voted to proceed with variant one, which is the option that CU said they would not accept. Adjustments will be made to the variant and the proposal will go back to Council on September 20.

Grounds Maintenance: There have been no irrigation leaks this season. Another round of weeding has been completed. There are still some weed trees in the landscaping which Sun & Shade should remove.

Interior repairs at 4859: Bill Johnston will contact the owner to arrange treated the area that had some water damage.

New Business:

Back yard and retaining wall at 1003: The owner at 1007 complained that the garden bed at 1003 is encouraging nesting by rodents. The garden is also built up against the retaining wall and there is an aspen tree in poor condition. The owner at 1003 is going to remove the aspen tree and rebuild the garden bed away from the fence and the wall. Bill will make repairs to the dividing walls on either side of 1003 as necessary. Helen will ask Northern Colorado Pest & wildlife to assess for rodent activity and to add a bait station if necessary. The owner at 1007 has removed a bird feeder from the common area that may also have been encouraging rodents.

2019 Budget: Helen and Dennis will meet prior to the next board meeting to develop the 2019 budget.

Snow Removal Contract: Sun and Shade are sending over a new contract, which will include a price increase. The board will vote on this by email.

Homeowners Concerns:

Some garages need repairs to the door panels. Repairs are also needed on the front porches at 3033 and 3039. Helen will ask Bill Johnston to bid on these repairs.

Shelly requested that the flagstone in front of 1039 is re-set as it is wobbly.

The owners at 1015 continue to have bird feeders out. Helen will write to tell them to remove the feeder.

Next Meeting / Annual Meeting Dates:

The next meeting will be on Wednesday November 18, 2018. The Annual Meeting will be on Wednesday January 23, 2019.

The meeting adjourned at 7:25 pm