

**South Creek Eight HOA**  
Board of Directors Meeting  
Wednesday September 20, 2017  
at George Reynolds Library

**MINUTES**

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Present: Dennis Creese, Joby Spencer, Shelly Benson, Ray Simmonds and Lindsay Sweet. Helen Cartwright represented Bartlett Property Management. A quorum is present.

The meeting was called to order at 6:35 pm.

Approve Agenda:

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

Manager Report:

Helen will check with Sun & Shade about the sprinklers behind 1033.  
All other items on the manager report are in progress.

Approve Minutes:

Ray moved to approve the minutes of the July 12, 2017 meeting. Joby seconded the motion, which passed unanimously.

Financial Statements:

We have \$241,520.03 in total assets at the end of August 2017.  
Grounds maintenance is \$10,000 over budget because we did extra work on weeding, clearing out the ditch and did some extra tree work. Water usage is also significantly over budget because of several leaks. Pest control and roof repairs are a little over budget. Snow Removal is way under budget for the year. All other expenses are normal.

There are a total of 5 months of delinquent dues. One owner has paid their past due balance.

Ray moved to approve the financials. Shelly seconded the motion, which passed unanimously.

Old Business:

*Landscaping / weeding:* The fire lanes are looking OK. Sun and Shade will weed whack the growth along the firelanes to keep them under control. We will include removing the weed trees in the fall clean up.

*Asphalt Repair:* This project has been completed.

*Tree Care:* Boulder Housing partners arranged for the dead cottonwoods by the lake to be removed, as well as the dead tree behind 4747.

*Bats at 4825:* The bats have been excluded and the access point sealed..

New Business:

*2018 Budget:* Helen and Dennis presented a draft budget for 2018 with a \$10 monthly dues increase. This is to accommodate a steep increase in the insurance premium. Helen will arrange to meet with the insurance agent to discuss possibilities for lowering the premium for 2018.

The reserves study has been updated with a line item of \$80,000 for replacing the patio fences.

*Snow Removal Contract:* The Sun and Shade snow removal bid is the same as this year. Shelly moved to approve the contract. Joby seconded the motion, which passed unanimously.

*ACC Application 4739 New Windows:* This was approved by email.

Homeowners Concerns:

Joby reported that the chimney top has blown off at 4825. He also has seen bats coming out of the building.

Next Meeting Date:

The next meeting will be on and Wednesday November 15, 2017.

Annual Meeting Date:

The annual meeting will be on and Wednesday January 24, 2018.

The meeting adjourned at 7:30 pm