

Spring Creek HOA
Minutes of the Board Meeting
April 24, 2017

The meeting was called to order at 6:37 pm.

Present were: Susan Northleaf, Kirk Dudley, Galen Maclaurin, Scott Glancy, Beth Gracely, Diana Pitt and Leah Kennedy. Helen Cartwright represented Bartlett Property Management. We have a quorum.

Appointment of Officers:

The Board voted by email to re-elect Susan to the Board in place of John Nathan. Susan moved to appoint Beth as President, Kirk as Vice-President and Diana as Treasurer. Scott seconded the motion, which passed unanimously.

Homeowners Concerns:

People are still using Spring Creek Place as a cut through and now the speed bumps are gone there is more speeding. Helen will ask the City to close the gate at the fire lane.

Galen requested that the bush in the median adjacent to his parking space is removed and the large rocks moved. They get in the way of opening his car door.

Comcast have still not buried the cable. It had been scheduled for today but nothing was done.

Leah said that some of the lights are not working. Steve will do a walkthrough and check the batteries.

Leah requested permission to install windows other than Windows for America as they are expensive. She also would prefer a slider instead of a crank opening window. The board will consider applications for alternative windows as long as they are the correct color and the trim matches.

Galen said the rock mulch from the new landscaping is spilling out into the sidewalk.

Approval of Minutes:

Susan moved to approve the minutes of the December 5, 2016 meeting. Kirk seconded the motion, which passed unanimously.

Financial Statements:

We have \$82,233 in total assets at the end of March 2017. This is after paying Mosaic the first half of the payment for landscaping renewal. All expenses are normal and we are operating within budget. So far this year we have transferred around \$10,000 into reserves.

Two owners were over 30 days delinquent on paying their dues at the end of March. One has now paid.

Diana moved to approve the March financial statements. Beth seconded the motion, which passed unanimously.

Old Business:

Landscaping Renewal: Thomas has cleared all the rocks from the front areas in the 34th Street cul de sac. The bobcats will be on site this week to remove the junipers.

3312 Drainage: The sump pump has not been running yet. The downspout is not connected properly. Helen will ask Gutter It to fix this.

Lighting: Steve will check that all the lights are working as they should be.

Flagstone Repair: Michael Byrt has done a good job on the flagstone walkways.

Chimney Cleaning: All the chimneys have been inspected. Some will need cleaning by the end of the season. Helen will notify the homeowners.

Construction Diversion: Helen will ask the City if they are going to repair the potholes on Spring Creek Place.

New Business:

Dog Waste Clean up: We will monitor the situation with dog waste on the property. We could install another bag dispenser along 34th Street.

Parking Sign: Helen is getting a parking sign to install adjacent to assigned parking at the east end of Spring Creek Place.

Front Porch Repairs: Bill Johnston has completed the repairs at 3340, 3338 and 3336.

Clubhouse Updates: Diana volunteered to paint the interior of the clubhouse. Board members will look out for decent couches to replace the old ones.

Community Garden: Now is not a good time for Galen to take on leadership of this. If he can find other homeowners willing to participate then we can look into this further.

Next Meeting Date:

The annual meeting will be on Wednesday June 21, 2017, at 6:30 pm in the clubhouse.

The meeting adjourned at 7:53 pm