

Spring Creek HOA
Minutes of the Board Meeting
August 14, 2017

The meeting was called to order at 6:36 pm.

Present were: Beth Gracely, Dianna Pitt, Kirk Dudley, Steve Pitt, Scott Glancy, Galen Maclaurin and Aaron Davies. Helen Cartwright represented Bartlett Property Management. We have a quorum.

Homeowners Concerns:

Kirk is concerned that the water in Wonderland Creek is stagnant and is causing a habitat for mosquitos.

We will send out the annual notice reminding homeowners who have them to test their sump pumps are functioning correctly. Other owners may wish to install their own sump pumps.

Helen will follow up with the City of Boulder about the pothole in Spring Creek Place.

Galen requested that the sprinklers are adjusted between 3322 and 3324. Diana requested that a bush is removed behind 3310. Helen will contact the grounds crew about these items.

Leah said someone has drawn a Nike symbol on the fence.

Approval of Minutes:

The minutes were not sent out in advance of the meeting.

Financial Statements:

We have \$78,837 in total assets at the end of July 2017. The decrease is due to paying for the landscaping updates.

Total income for July was \$12,745 and year to date income is in advance of the budget. It includes a payment of \$3000 from the City of Boulder for blocking off parking spaces on Spring Creek Place.

Total expenses for July were \$7,567. We are a little over budget in expenses year to date, mostly due to building repairs and clubhouse updates.

There is a total of \$1600 in delinquencies. Statements are sent out monthly to owners who are behind.

Diana moved to approve the July financial statements. Kirk seconded the motion, which passed unanimously.

Helen and Diana will meet to draft the 2018 Budget before the next meeting.

Old Business:

Landscaping Renewal: Thomas has done the planting and cleared up the overgrown plants, and re-mulched where necessary. Rock mulch will be delivered to the 3300 cul de sac later this week. We will do a walkthrough with Thomas before we release the final payment.

Some trees in the 3500 cul de sac have been trimmed which is allowing more light for the new plants.

3312 Drainage: Front Range Asphalt Maintenance have provided three options for improving drainage of water from the sump pump away from the parking spaces:

1. Install concrete drain pan | \$2150
2. Replace asphalt for 2 parking spaces | \$2431
3. Replace asphalt for all parking spaces in section | \$6975

We will also investigate costs for installing an underground drain that would link in with the existing drain that goes under the driveway.

Wonderland Creek Project: The engineers are hoping to be completed sometime in the fall. Once we have a firm date, we will arrange a walkthrough to discuss the remediation, including the driveway, the east fence and the grass area.

The intersection of 34th Street and the diagonal is now open.

Comcast cable: The long cable in the common area has been taken care of. There is another over ground cable behind 3330 34th Street.

Sump pump outlet: The exterior outlet for the sump pump by 3340 has been installed.

Tree trimming: The first round of tree trimming has been completed. We will meet with the arborist to plan for future tree trimming priorities. We will include the pine tree behind 3527 and the apple tree growing over the back porch at 3517. Aaron said there is also a dead bush behind 3527. Helen will ask the grounds crew to remove this.

Fence at east boundary: We will get estimates to repair or replace this fence and look into the feasibility of planting bushes or a hedge. Helen will ask the City engineer who has responsibility for the trees and bushes on the other side of the fence.

New Business:

ACC Applications: The windows at 3565 were approved by email and they are being installed tomorrow.

Once we have the plan for the location of the service panel at 3517, the application to install solar panels will be approved.

Clubhouse Rules: We need to balance making the clubhouse accessible to residents while ensuring that we can track who has been using the facility in the case of any

damage. Kirk will research programmable locks and web cameras so that we can monitor who is using the clubhouse. Beth suggested doing a trial of any new system.

Basement Flooding at 3318: Kim Miller reported that her basement flooded because the neighbor's sump pump was not working. She is requesting that the HOA covers the cost of repairing the damage. The Board ruled that it is not responsible for the interior of the townhome.

We will send out a notice to homeowners reminding them to test their sump pumps are functioning correctly, and to let them know that the association is not responsible for interior damage to homes.

Other Business:

Steve requested that we look into replacement floor covering for the clubhouse. The carpet has recently been cleaned, and although it is still serviceable it is getting old.

We will also consider ideas for the hot tub enclosures.

Steve also suggested that when we have big projects in the future that we have a better protocol for involving homeowners in decision making.

Next Meeting Date:

The next meeting will be on Monday October 23, 2017, at 6:30 pm in the clubhouse.

The meeting adjourned at 8:15 pm