

Spring Creek HOA
Minutes of the Board Meeting
December 11, 2017

The meeting was called to order at 6:39 pm.

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

Homeowners Concerns:

The service to clean the property for dog waste costs \$80. Board members will check to see if it needs doing again. We will also put a notice in the newsletter about cleaning up after pets.

We will review the mailboxes in the spring to see which need replacing.

Helen will check if Neighborhood Chimney Sweep inspected the clubhouse chimney.

Leah asked when the grasses will be trimmed. Helen will follow up with Thomas.

There is a Cadillac with expired temporary plates that has been parked in the uncovered space for 3511 for over 30 days. It is also blocking the roadway. Helen will ask Marcie if this vehicle belongs to her tenant and warn that it is going to be towed. All board members should be on the towing

Helen will ask Bill to replace the furnace filter in the clubhouse.

Approval of Minutes:

Beth moved to approve the minutes of the October 23, 2017 meeting. Diana seconded the motion, which passed unanimously.

Financial Statements:

We have \$89,435.65 in total assets at the end of November 2017. We have a positive balance on income and all expenses are normal.

Utility costs are over budget as well as repairs and grounds maintenance. Snow removal costs are under budget.

There is a total of \$3,315 in delinquent payments. Helen has contacted owners who are in arrears.

Beth moved to approve the November financial statements. Kirk seconded the motion, which passed unanimously.

Old Business:

3312 Drainage: The grounds maintenance company will try an over-ground solution to moving water out of the parking spaces in the spring. We will also make sure that the irrigation is not contributing to excess water in this area.

Wonderland Creek Project: The contractor must be substantially completed by mid-January 2018. Remediation of Spring Creek property will take place in the spring.

Fence at east boundary: Replacing the entire fence section will cost around \$10-12,000. Beth suggested just replacing the section that is behind the houses. We will look into this in the spring.

Tree Trimming: This project has been completed.

3316 Windows: The new windows at 3316 have been painted to match the approved color.

New Business:

Board Member: Susan is resigning from the Board. Beth moved to appoint Aaron to complete the remainder of her term. Kirk seconded the motion, which passed unanimously. Susan will be removed as a bank signer and Kirk will be added.

Newsletter:

We will include sections on checking sewer lines, picking up dog waste, reserving the clubhouse and the Annual Meeting date.

Next Meeting Date:

The annual meeting will be on Thursday February 8, 2018 at 6:30 pm in the clubhouse.

The meeting adjourned at 7:44 pm