

Spring Creek HOA
Minutes of the Board Meeting
June 21, 2017

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

Present were: Susan Northleaf, Diana Pitt, Kirk Dudley, Teresa Torab, Scott Glancy, Chris Messick and Aaron Davis. Helen Cartwright represented Bartlett Property Management. We have a quorum.

Homeowners Concerns:

Aaron said that two lights are shining into his back windows at 3527. He will contact Steve Pitt to get them adjusted.

Kirk said there is a pothole in Spring Creek Place that was caused by the City using the street as a detour. Also, residents from Talisman continue to open the gate at the end of Spring Creek Place. Helen will contact the project manager.

Scott said there is a sprinkler spraying his front porch at 3332. Helen will ask Sun and Shade to re-direct this.

Approval of Minutes:

Susan moved to approve the minutes of the April 24, 2017 meeting. Diana seconded the motion, which passed unanimously.

Financial Statements:

We have total assets of \$88,455 at the end of May 2017. We are saving \$3331.67 a month to our reserves account.

In May we had a total of \$8,923 in income and \$6,731 in expenses. Administration costs are under budget because our insurance costs went down. Utilities are also under budget as water is a seasonal cost. Building repairs and grounds maintenance are both over budget – we will increase the budget amounts for next year.

One owner paid their past due account and one owner is over 60 days past due but they pay once a year in July.

Susan moved to approve the May financial statements. Kirk seconded the motion, which passed unanimously.

Old Business:

Landscaping Renewal: Thomas is currently working on installing plants and the drip irrigation.

3312 Drainage: The downspout has been replaced and is functioning properly. Helen will look into installing a drain pan in the parking lot to move the water out of the parking spaces. Sun and Shade will clear the scum and weeds.

Chimney Cleaning: The chimneys were inspected and notices were sent to homeowners who need to clean their chimneys.

Construction Diversion: Once the construction phase of the project is complete, the City will remediate any damage to Spring Creek property. Items that need attention are the grass and fencing by the fire lane, the gate and access around it, and the pothole in the asphalt driveway.

The trees behind the east boundary fence need trimming. Helen will ask the City about this also.

Dog Waste: The grounds are looking better. We can arrange for another round of scooping if it starts to look bad again.

Clubhouse Updates: Diana has painted the clubhouse ceiling. She will do the walls next and will also replace the outlet covers. Bill Johnston is replacing the screen for the sliding door. The next task is to find a good replacement couch and dispose of the hold ones.

Comcast Cable in Common Area: Helen will keep contacting Comcast to get the cable repair taken care of.

New Business:

Parking Sign: Kirk will mark the location for installing the parking sign by his parking space.

Tree Trimming: We will do the most needed trimming right away and get a more thorough bid for work to do next year. There are dead branches in the pine tree behind 3527 and eyepokes in the tree in front of 3595.

Fence at east boundary: We will get new bids to replace this fence.

ACC Applications:

The applications from 3517 for new windows, to run a Comcast cable around the building, and to allow roof access for a solar panel installation inspection were all approved by email.

Kirk moved to approve the application from 3595 to install a new A/C compressor. Diana seconded the motion, which passed unanimously.

Sump pump at 3340: Kirk moved to approve the ICR Electric bid of \$250.00 to install an outlet for the exterior sump pump adjacent to 3340. The owner of 3340 will not be responsible for the running of the exterior sump pump. Susan seconded the motion, which passed unanimously.

Other Business:

We will look into replacing the sprinkler zone on 34th Street, adjacent to Spring Creek Place.

Next Meeting Date:

The next board meeting will be on Monday August 14, 2017, at 6:30 pm in the clubhouse. The meeting adjourned at 7:43 pm