

Spring Creek HOA  
Minutes of the Board Meeting  
October 23, 2017

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

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

Homeowners Concerns:

The storage closet door on Kirk's deck needs repairing. Helen will ask Bill Johnston to make this repair.

Kim needs some nails to be pounded in on her deck. Helen will ask Bill to check the deck.

There is a flagstone missing on the path by 3324 34<sup>th</sup> Street. Helen will ask Michael Byrt to replace it.

Leah said that she recently came home to someone parked in her reserved space. She left a note. The Board members should all be authorized to get a car towed. She suggested that we install another 'no parking' sign over the Nike sign that someone has painted on the fence.

Helen will arrange for an electrician to look at the broken sidewalk light to see if it can be repaired.

Leah requested that the grass by her unit is trimmed down before it snows. Helen will ask Thomas to do this throughout the community. She also said there was a wasp nest under her porch and she would like the holes sealed. Helen will ask the contractor who repairs the roof to fill these. Beth and Kirk would also like their roofs checked for racoon damage.

Bethenie is dissatisfied with the planting in her front area. The board decided not to replant the area, as other people do like it and the whole row is similar. As plants need replacing, we will look into alternative plants.

Approval of Minutes:

Scott said we should change the wording in the August 17 minutes about the notice to homeowners about sump pumps. They should be reminded to check them, not required as this puts a responsibility to follow up with the association. Beth moved to approve the minutes of the August 17. Diana seconded the motion, which passed unanimously. Scott moved to approve the minutes of the June 21 meeting which were missed at the last meeting. Susan seconded the motion, which passed unanimously.

Financial Statements:

We have \$78,997.86 in total assets at the end of September 2017. We are recovering from the expenses of the landscape project.

We have a positive balance on income and transferred the insurance adjustment refund to the reserves account.

Utility costs are a little over budget due to trash and water, which is a seasonal expense related to irrigation. Maintenance is also over budget. We repaired several sets of steps and invested in improvements for the clubhouse. Snow removal is quite a lot under budget.

There is a total of \$2,800 in delinquent payments.

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

Old Business:

*Landscaping Renewal:* This project has been completed.

*3312 Drainage:* We continue to investigate solutions to improve the drainage in the parking spaces in front of 3312. Diana suggested trying an overground pipe and waiting to do an underground pipe until the parking lot asphalt is replaced in a few years.

*Wonderland Creek Project:* We are waiting for an update from the City Engineer.

*Fence at east boundary:* Sun and Shade said that planting bushes in this area would not be a good solution. There are too many roots in the area. We will price out replacing the fence.

*Clubhouse Use:* We now have a google calendar that can be managed by board members and management. Residents can request to view the calendar.

New Business:

*2018 Budget:* Diana presented a budget with a proposed \$5 / month dues increase. Repairs and maintenance items need additional funding and we need to maintain reserve savings for future projects. Susan moved to approve the 2018 budget. Beth seconded the motion, which passed unanimously.

*Snow Removal:* The Board approved a snow removal contract with Great Outdoors Maintenance by email.

*Tree Trimming:* Reinholt Tree have provided a bid of \$2550 for tree trimming work that needs doing. Beth moved to approve the bid. Kirk seconded the motion, which passed unanimously.

*ACC Applications:*

3316 installed white windows without permission from the ACC. The owner has been requested to paint the windows to match the rest of the community.

The application for a new A/C at 3336 was approved by email.

The application for new windows at 3415 was approved by email. The owner decided not to proceed and will re-apply at a later time.

The Board approved the location for the service panel for solar panels at 3517 and the panels have been installed.

Other Business:

Steve and Scott will work together on proposals for re-purposing the hot tub space.

Helen and Beth will draft a newsletter to send to owners, including sump pump testing, ACC requirements and approval for windows.

Next Meeting Date:

The next meeting will be on Monday December 11, 2017, at 6:30 pm in the clubhouse.

The meeting adjourned at 8:14 pm