

South Creek Eight HOA
Board of Directors Meeting
Wednesday July 18, 2018
at George Reynolds Library

MINUTES

Present: Dennis Creese, Shelly Benson, Joby Spencer, Scott Cull, Ted Layne and Jen Grant. Helen Cartwright represented Creekside Community Association Management. A quorum is present.

The meeting was called to order at 6:30 pm.

Approve Agenda:

Shelly moved to approve the agenda. Scott seconded the motion and the agenda was approved unanimously.

Manager Report:

All items on the Manager Report have been taken care of.

An additional item to the report was a call from Diane Jarvis about inspecting the chimneys. Helen will follow up with owners whose chimneys were identified as needing cleaning last year to make sure they are taken care of.

Approve Minutes:

Scott moved to approve the minutes of the May 16, 2018 meeting. Joby seconded the motion, which passed unanimously.

Financial Statements:

We have \$274,542.15 in total assets at the end of June 2018.

Building repairs is over the total annual budget. We will consider increasing this line item in next year's budget. All expenses are normal.

Four owners are one month behind on paying their dues.

Scott moved to approve the June 2018 financial statements. Shelly seconded the motion, which passed unanimously.

Old Business:

Insurance Review: The insurance policy was updated to a 2% wind/hail deductible on July 1, 2018. Owners have been notified to check their personal coverage and increase it as necessary.

Roof replacement: The east cul de sac is about completed. The next building will be 4707 – 4725 to accommodate getting the solar panels back on promptly, and then Van Lier will begin in the 4800 cul de sac. Everything is going well. Shelly asked for an update on her skylight and where the bats got into her house.

CU South Project: At the neighborhood meeting on June 7 two different locations for the proposed dam was presented, with different flood mitigation impacts. The flood mitigation will only be done if the annexation is approved.

New Business:

Grounds Maintenance: The flow meter has been installed and is being regularly monitored. So far, the sprinklers are working fine and there have been no leaks. Helen will look into setting up alerts on the system.

We will schedule another round of weeding for early August. This should keep us going through the rest of the year.

Repairs at 4763: The siding repair has been completed and Elise's garden has been rebuilt with a strip of river rocks to increase drainage away from the building. Along with the changes to the downspouts this should prevent a recurrence of water getting into the building. Elise is satisfied with the repair.

Repairs at 1039 & 4859: Bill Johnston has inspected at 1039 and there is a section of siding that needs replacing. The mold test that Shelly did came back negative. Bill is also in touch with Carolee to check for damage at her townhome from the over flowing gutter.

Homeowners Concerns:

Ted said that the board has done a good job with planning for the roof project with no special assessment needed.

Jen asked about homeowner sewer issues. The section of sewer pipe between each townhome and the main City line is the responsibility of individual homeowners. Owners should get their lines checked regularly. There are clean outs in a closet and also behind the kitchen stove.

Shelly said the sprinklers need to be adjusted along the street as they are spraying onto the street and sidewalks. Sun and Shade will check the coverage. Also, the flagstone in the landscaping in front of 1039 needs to be stabilized.

Next Meeting Dates:

The next meetings will be on Wednesday September 19 and November 18, 2018.

The meeting adjourned at 7:30 pm