

Spring Creek Meadows Filing 1 (Minutes)

Board Meeting April 28, 2016

Meeting was called to order 7:04 p.m. at Thunder Ridge Middle School, Aurora, CO.

Attendees Present: Caroline Spencer, President; John Dernocoeur, Vice President; Cori Peth, Secretary/Treasurer; David Ariss, Centennial Property Services, Inc. (10 homeowners signed in as present)

Approval of Minutes from January 28, 2016:

- Motion: Cori Peth moved to approve. John Dernocoeur seconded
- Vote: All in favor, no one opposed. Minutes approved.

Guest Speaker:

- Deputy Sickafoose of the Arapahoe County Sheriff's office spoke on setting up a Neighborhood Watch program. He also suggested homeowners join Nextdoor.com. the Deputy suggested all keep a vigilant watch on each other as this time of year burglaries are up.

Centennial Property Services Reports:

- Financials given by David Ariss. Checking balance on March 31, 2016 was \$51,979.85. This is nearly \$6,000 over this time last year. The association is ahead of budget to date. Cori Peth motioned to approve and Caroline Spencer seconded. Vote taken and all in favor.
- Violation overview given by David Ariss. There are approximately 30 homeowners with current covenant violations and 12 with unpaid dues. Two homeowners will be turned over to the HOA attorney for collection. He noted there are 45 renters out of the 188 homes in SCM #1.

Business:

- Cori Peth sent a broadcast email to the HOA email addresses we currently have on file. She reported that 60% opened the email. She will continue to send the emails as needed.
- Becky Iacono, Chair for Dumpster Day, reported the county will provide, at no cost, two 33 yard dumpsters for Dumpster Day on Saturday, April 30th from 10 am to Noon.
- Cori Peth reported on planting flowers at the front entrance. The HOA will purchase and plant the flowers to save money. Flowers will be planted May 14th from 9 am to Noon – all are welcome to help.
- Caroline Spencer reported the landscape company will be mowing the common area this week (depending on weather). She also reported on hiring a pest control company to help eradicate the gophers that are damaging the front common area.
- Caroline Spencer reported on the Garage Sale to be held on June 4th.
- Valerie Vega, BBQ Chair, reported on the BBQ to be held immediately after the Garage Sale on June 4th. The board approved expenditures of up to \$500 for the event.
- Cori Peth gave an ARC report – indicated homeowners need to get approval for paint colors, and exterior changes that can be seen from the front.

**Next meeting to be held Thursday, July 28, 2016 @ 7pm @ Thunder Ridge Middle School
Meeting adjourned to Executive Session at 8:30 p.m.**