

Spring Creek Meadows Filing 1 (Minutes)

Board Meeting held October 26, 2017

Meeting was called to order 7:01 p.m. at the Smoky Hill Clubhouse

Attendees Present: Caroline Spencer, President; Becky Iacono, Vice President; Cori Peth, Secretary/Treasurer; David Ariss, Centennial Property Services, Inc.; Gretchen Davis, Centennial Property Services, Inc.

Introduction of current members of the Board of Directors

Approval of Minutes from July 27, 2017:

- Discussion took place regarding discussion regarding the fence
- Motion: Becky Iacono moved to approve with the amendment. Cori Peth seconded.
- Vote: All in favor, no one opposed.
- Resolved: Minutes resolved 7:00 p.m.

Agent Report, Centennial Property Services:

Financials given by David Ariss. The 2017 Balance sheet was reviewed and it was noted that the HOA's reserves are well ahead of last year. He projected that the end of the year will end well ahead of last. There are no irregularities in the P & L Statement and the HOA is well under budget already. Cori Peth mentioned that there will be some other expenses forthcoming for recent unexpected lawn maintenance. Caroline Spencer motioned to approve the financial reports subject to audit and Cori Peth seconded. Vote taken; all in favor. Motion carried.

President's Report:

A. Common Areas:

- 1) Lawn-Caroline Spencer mentioned how well the lawn looked over the summer.
- 2) Tree pruning, trimming, thinning-occurred this year and had never been done in the past.

B. HOA Money

- 1) Saving: The various way the HOA saves money all year long was mentioned
- 2) Multiple bids
- 3) Volunteer work-laying sod and installing flower beds
- 4) Spending-The expenses were reviewed for homeowners present at the meeting

C. Comments from Vice-President and Treasurer

- 1) Cori Peth reviewed the proposal for a special assessment and projected expense, as well as repairing the sprinkler system.

D. Questions. Comments from Homeowners

- 1) Concerns were raised about homes where kids play in the street and won't move out of the way and a basketball hoop and skateboard ramp in front of a fire hydrant.
- 2) Mailboxes have been broken into and there is one that has a rusted out base. It is the HOA's responsibility to repair. Gretchen Davis to get photo and send to David Ariss.

Caroline Spencer made a motion to adjourn. Cori Peth seconded the motion.

Meeting adjourned at 7:56 p.m.

Next meeting to be held January 25, 2018 @ 7pm @ Thunder Ridge Middle School