

Spring Creek Meadows Filing 1 (Minutes)

Board Meeting October 27, 2016

Meeting was called to order 7:02 p.m. at the Smoky Hill Clubhouse, Centennial, CO.

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

Approval of Minutes from July 28, 2016:

- Motion: John Dernocoeur moved to approve. Cori Peth seconded.
- Vote: All in favor, no one opposed.
- Resolved: Minutes resolved 7:05 p.m.

Agent Report, Centennial Property Services:

- Financials given by David Ariss. The 2016 Balance sheet was reviewed and it was noted that the HOA's reserves are well ahead of last year. He recommends that near the first of the year, the HOA consider opening a separate reserve account. The Board agreed to follow his recommendation. Cori Peth made a motion to move \$15,000 to a reserve account. Caroline Spencer seconded the motion. A vote was taken and all were in favor. David Ariss reviewed the audit recently completed as well. Caroline Spencer motioned to approve the financial reports subject to audit and Cori Peth seconded. Vote taken and all in favor. Motion carried.

President's Report:

- Caroline Spencer reported that she checked into Next Door.com as a means to communicate with neighbors. She has checked it out via <https://kellycreek.nextdoor.com>. Discussion took place and further exploration will be done to either create a Spring Creek Meadows, filing 1 website or join the larger Spring Creek Meadows neighborhood.
- Inspections by CPS. Caroline Spencer made a few comments about the violations.
- Dry lawns were discussed. It was also discussed that the HOA begin a "Yard of the Month" prize. Further discussion will take place at the next meeting.
- Questions/comments: A homeowner mentioned that homeowners have been seen throwing trash and cigarette butts out their car windows as they drive through the neighborhood. Asked other homeowners if they have any ideas how to deal with it. One suggestion was to follow the car and report it to Centennial Property Services and a violation letter can be sent.

Caroline Spencer made a motion to adjourn. John Dernocoeur seconded.

Meeting adjourned at 7:29 p.m.

Next meeting to be held January 26, 2017 @ 7pm @ Thunder Ridge Middle School

Annual Meeting to be held the same night.

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