

Spring Creek Meadows Filing 1 (Minutes)

Board Meeting July 27, 2017

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

Board Present: Caroline Spencer, President; Cori Peth, Secretary/Treasurer; David Ariss, Centennial Property Services, Inc. ***Absent:*** Becky Iacono, VP

Introduction of current members of the Board of Directors

Approval of Minutes from April 27, 2017:

- Motion: Caroline Spencer moved to approve. Cori seconded.
- Vote: All in favor, no one opposed.
- Resolved: Minutes approved.

Agent Report, Centennial Property Services:

- Financials given by David Ariss. The June 2017 Balance sheet was reviewed and it was noted that the HOA's reserves significantly ahead of last year. CPS projects the HOA should have approximately \$32,000 in reserve by year end, barring any unexpected expenses. This will be approximately \$4,000 more than yearend 2016. There are no irregularities in the P & L Statement and the HOA is well under budget already. 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:

- **Lawn Maintenance:** Caroline reports we now have grass rather than weeds in the common area. Mowing contract ends when season is over.
- **Fence:** Caroline Spencer reported we have chosen TREX as the preferred material for the new fence. Permission has been granted by fire and county for pass through. 6' height. Estimated year of replacement is 5 years out (2022). Cori says we have to have sprinklers moved as well – will add to costs. Looking into financing options – Caroline and Cori have each spoken to a bank. A homeowner asked how much the dues increase might be. Cori suggests a special assessment of \$100/house = \$18,000. Perhaps \$250. Options on how to pay were discussed. Four homeowners expressed their willingness to pay a special assessment. Suggested quarterly payments might be easier for some.
- Trees in common area need to be trimmed/pruned. Estimated Cost is \$2800 - \$3200. One homeowner suggests this is very good pricing.

Projects Accomplished on Common Area in 2017 – Andy Peth gave a report on a lot of volunteer work done for the common area and savings to the HOA.

Neighborhood Safety – Bridget Watkins recently heard gun shots. Saw kids in street. Extensive conversations about what to do, who to call. Consensus is if see suspicious activity, call the police.

Caroline says to look into Nextdoor Kelly Creek.

Homeowner asked about mowing gas pipeline area. Phillips Petroleum is responsible for mowing the area.

Caroline made a motion to change the Rules & Regs to reflect replacement fences must be 6' high. Cori seconded. Motion passed.

Caroline Spencer made a motion to adjourn.

Meeting adjourned at 8:11 p.m.

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