

SPRING CREEK MEADOWS FILING No.1 ANNUAL MEETING HOMEOWNERS ASSOCIATION

MEETING MINUTES - UNAPPROVED

Date: April 24, 2024, 7:00 PM

Location: ZOOM

Present: Tom Frerichs, President, Jeff Woods VP and Michelle Carder, Treasurer; David Ariss-Barbara Ariss, Centennial Property Services. Three owners were present along with six proxies. A quorum was established.

- **Meeting Called to Order** at 7:00pm
- **Approval of Minutes** – Tom made a motion to approve the minutes from the 2023 Annual Meeting, Michelle seconded, and the motion passed.
- **Financial Reports** - David Ariss presented the association end-of-year Balance Sheet and Budget vs Actual report for the 2023 finances. The Association had a surplus of \$20,000 at the end of the year which will go towards building the reserves. Currently the Association has \$10,000 more in the operating account over last year at this time. The dues were raised to accommodate the rising cost of services. It was noted that in the summer months we see the funds depleted as landscaping and water expenses rise.
- **Covenant Violations** - Barbara reported there were a total of 237 violation letters sent in the previous year and there are currently 29 open violations.
- **President's Report:** Tom reported that the Association is financially healthy. Tom reported that the board approved a good number of home improvement requests and that the turnaround time for the approvals has been quick. He is also pleased that one home that had been problematic for the community is completely resolved.
- **Old Business** - Front entrance gardens. CPS presented a quotation from South East Metro Lawn care for the removal of the boxwood bushes and the removal of weeds in both gardens including lifting the rock out and installing new barrier cloth is \$1450. Plants will be installed later when the water is turned on. The board requested that the plants selected do not grow any taller than a foot to keep from blocking the sign. The board also asked if the landscaper and paint the sign and the electrical post.
- **Homeowner Forum** – an owner brought up the streetlights. He will take pictures of the number on the posts and send them to CPS for reporting to Xcel. The posts do not light up in a timely fashion and are very dim.

Meeting Adjourned at 7:30 pm