

# Spring Creek Meadows Filing 1 (Minutes)

## **Board Meeting held October 24, 2019**

Meeting was called to order 7:01 p.m.

**Attendees Present:** Caroline Spencer, President; Jeremy Blocker, Vice President; David Ariss, Centennial Property Services, Inc.

## **Introduction of current members of the Board of Directors**

### **Approval of Minutes from July 25, 2019:**

- Motion: Jeremy Blocker moved to approve; Caroline Spencer seconded. Motion passed.

### **Agent Report, Centennial Property Services:**

Financials given by David Ariss. The September 2019 Balance sheet was reviewed. As of September 30, the HOA accounts held \$9,313.73. Note, due to the fence project overage and the unexpected costs of the new mailboxes on Himalaya, the HOA will spend very close to all of its current funds by the end of the year. Next year should be a rebuilding year for the HOA reserves. There are no irregularities in the P & L Statement. Jeremy motioned to approve the financial reports subject to audit and Caroline seconded. Motion carried.

David reports there are currently 26 open covenant violations – 12 yard, 3 siding/paint, 6 trees, the rest miscellaneous. He said 10 violations were closed since last month.

### **President's Report:**

- Caroline reports there will be two openings on the board effective January 2020. Becky's three-year term ends in January; she has elected to not run for another term. Caroline will resign her term in January as she feels five years on the Board is enough. Becky's is a three-year term. Caroline's will be a one-year term with the option to run for a three-year term.
- Caroline feels the current board has accomplished much with the new fence along Quincy and the new mailbox installation. She also mentioned Cori Peth's contribution as a past Board member. Caroline suggested the new board replace sign on brick monuments at front entrance. We will need to replace other cluster mailboxes as they deteriorate. Jeremy mentioned we have 2019 mailbox pricing carrying into 2020.

### **Questions. Comments from Homeowners**

- A homeowner asked about replacing front entrance signs and if is necessary. Caroline and Jeremy responded the signs are made of wood and deteriorating. Plants will be trimmed back this fall so the sign will be more visible. Another homeowner mentioned backlit signs as an option mentioned at the July meeting. Jeremy responded the electrician is looking at options and multiple bids will be sought before any work would begin.
- David Ariss discussed the upcoming Board election. Ballots/proxies will be mailed with the Annual dues invoices. There needs to be a quorum of 10% or a minimum of 19 votes at the Annual Meeting. One homeowner, Thomas Frerichs, said he is interested in running for the board. He asked for list of owner-occupied homes to knock on doors.
- Caroline thanked Valerie Vega for serving on the ARC committee.

**Jeremy made a motion to adjourn to Executive Session for a legal matter at 7:37 pm. Caroline seconded the motion. Motion passed. Meeting adjourned at 8:05 pm. Next meeting to be held January 23, 2020 @ Thunder Ridge Middle School.**

