

# Spring Creek Meadows Filing 1 (Minutes)

## **Annual Meeting**

### **Board Meeting held January 23, 2020**

Meeting was called to order 7:00 p.m.

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

**Caroline opened the meeting at 7:02 pm. Introduction of current members of the Board of Directors**

### **Approval of Minutes from October 24, 2019:**

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

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

Financials given by David Ariss. The December 2019 Balance sheet was reviewed. As of December 31, the HOA accounts held \$1,409.40. Note, due to the fence project overage and the unexpected costs of the new mailboxes on Himalaya, the HOA came very close to using all of its current funds. As of today, the HOA has \$31,994.26 in its accounts. Accounts Receivable are much improved over last year - as of today at \$17,196 compared to Jan 23<sup>rd</sup>, 2019 at \$25,397.

There was one mis-applied account on the P & L Statement. CPS will fix it before posting. Jeremy motioned to approve the financial reports as amended and Caroline seconded. Motion carried.

### **Election:**

Becky Iacono is leaving the board after serving a three year term. The HOA thanks her for her service. Caroline Spencer resigned her position on the board effective at the end of this meeting. Caroline has served five years on the board, four as president.

Tom Frerichs did come to the meeting. He is working on getting proxys as votes to be elected to the board. Once he has acquired at least 15 proxies, he will get them to CPS and join the board in April. There being one additional position open, Jeremy asked the audience if anyone would consider joining the board. No one responded.

Based on this, David Ariss recommended that Becky and Caroline be removed as bank signers and that Jeremy be added. Jeremy made the motion, Becky seconded, motion approved.

Jeremy reported on his plans for the future. Rebuilding reserves are the main focus for 2020. New signs at the front entrance are on the drawing board with options being researched. CPS should look into the trash contract. New mail boxes are also going to be considered for the areas that need them.

There was discussion about the front signage – Jeremy feels the ARC Committee should be involved. A homeowner asked about getting holiday decorations down – should be by January 15. CPS will send letters after the next drive-through.

A homeowner complained about dogs off leash. The HOA will institute a leash law for within the HOA and add it to its Rules & Regulations.

**Caroline made a motion to adjourn. Jeremy seconded the motion. Motion passed. Meeting adjourned at 8:05 pm. Next meeting to be held April 23, 2020 @ Thunder Ridge Middle School.**