

SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

MEETING MINUTES

Date: 10/22/20 **Time:** 7:00 PM

Location: Online via ZOOM

Present: Jeremy Blocker, President; Tom Frerichs, VP; Michelle Carder, Treasurer; David Ariss, Centennial Property Services; several homeowners

Call to Order/Welcome – David Ariss, Centennial Property Services

1. David Ariss opened the meeting at 7:03 pm and introduced the Board.
2. Tom made a motion to approve the July 2020 minutes, Jeremy seconded – all approved.
3. **Financial Reports** - David Ariss presented the association Balance Sheet and Budget vs Actual report. The balance sheet shows \$5,759 in checking and \$5,238 in reserves. The Budget vs Actual shows the HOA about \$2,700 over budget due to the unexpected mailbox purchase and under budgeting insurance. Jeremy made a motion to accept the financial reports, Tom seconded-all approved..
4. **President's Address** – Jeremy feels the homeowners have improved the neighborhood with new paint and improved yards.
5. **Old Business**
 - a) Mail boxes – the HOA did replace one of the boxes near the entrance on Himalaya and Ireland Street. Finishing those boxes will be the priority for 2021. Second priority are the boxes on Himalaya at the north end.
 - b) Conflict in Rules & Regs-vehicles. Michelle made a motion to approve the revised Rules & Regulations for vehicles; Jeremy seconded-all approved. The revised Rules & Regulations will be posted on the website.
6. **New Business**
 - a) HOA Dues – there was considerable discussion over raising the HOA dues for 2021. Jeremy explained trash service, water and insurance prices are all increasing. He also said the new mailboxes are running approximately \$5,500 per set and we ultimately need three sets. In addition, Jeremy explained the HOA must work on building its reserves for the future. Three scenarios were discussed, 1. Increase of \$25 per year, 2. Increase of \$30 per year and 3. Increase of \$50 per year. The benefits and pitfalls of each were discussed. Three homeowners participated in the discussion and all were accepting of the \$50 increase proposal. Tom made a motion to increase the HOA dues by \$50 per year to \$300 per year due by January 15 with an option to pay \$175 in January and \$175 in July. Jeremy seconded – all approved.
 - b) Annual Meeting – the Annual Meeting date is set for January 28, 2021. CPS will send out a Notice of the Meeting and a call for nominations for one open Board seat.
7. **Homeowners Forum** – one homeowner brought a concern about the prairie dogs in the open space.

Michelle made a motion to adjourn the meeting at 7:45 pm, Jeremy seconded – all approved- Meeting adjourned to Executive Session to discuss legal matters.