

# SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

## UNAPPROVED - Annual Meeting Minutes – January 28, 2021

### MEETING INFORMATION

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**Date:** 1/28/21  
**Time:** 7:00 PM  
**Location:** Online via ZOOM  
**Attended:** Jeremy Blocker, President, Tom Frerichs, VP, Michelle Carder, Treasurer  
David Ariss, Barbara Ariss, Centennial Property Services  
**Homeowners:** Becky Iacono and Douglas Hendrickson

### AGENDA

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#### Call to Order/Welcome – Jeremy Blocker, President

- **Introduction of the current members** of the Board of Directors
- **Establish Quorum** – 19 members attended either in-person or via proxy.
- **Approval of previous Annual meeting minutes** – Michelle made a motion to approve as is; Tom seconded the motion; all approved.
- **Financial Reports** – David reported the HOA ended 2020 with only \$1,622 left in its accounts. He also reported that as of today there is over \$43,000. The HOA is in OK financial shape. David also presented the year-end Budget vs Actual report showing where the HOA funds were spent. There were no questions. Michelle made a motion to approve the financial reports; Jeremy seconded; all approved.
- **2021 Budget** – David presented the 2021 Budget. There being no questions, Becky made a motion to approve; Michelle seconded; all approved.
- **Covenant Violations Report** – Barbara Ariss reported there are currently 40 open violations. Of those 20 are yard issues that are on spring/hold. The others: 8 visible trash cans; 1 debris; 1 vehicle; 1 fence; 3 trees; 5-miscellaneous. Barbara also said CPS had mailed out 372 letters in 2020, most achieving compliance.
- **President's Address** – Jeremy reported noticing more visible trash cans in the neighborhood and mentioned it is not OK to hide them behind bushes. Jeremy also mentioned he had seen racoons getting into trash cans in the neighborhood.
- **New Business – Election.** Michelle Carder was the only homeowner running for the Board. All in attendance voted to elect Michelle. With the 14 proxy votes, Michelle was unanimously elected to a new 3-year position.
- **Old Business - Mail boxes** – Jeremy suggested the HOA will most likely finish replacing the two old mailboxes near the entrance at Himalaya and Ireland Street. The next priority would be the boxes near the cul-de-sac on Himalaya Way.
- **Homeowners Forum** – Becky brought up snow shoveling and that some do not shovel. Also Republic Trash charging for extra bags. Their HOA contract is being more strictly enforced than in the past. The allowance is two of the trash cans.
- **CPS will send out a broadcast email** – about kids being available to shovel, keeping trash cans hidden, and an opening on the ARC committee.
- **Adjourn Meeting** – Jeremy made a motion to adjourn the meeting at 7:43 pm; Tom seconded. All approved.

The Regular Board meeting opened immediately at 7:45 pm

Tom made a motion that each Board member retain their existing offices, i.e., Jeremy, President; Tom, VP and Michelle, Treasurer. Jeremy seconded the motion. Michelle agreed. Motion passed.

There was considerable discussion of changing the grassy area along Quincy to Xeriscape. Jeremy suggested it may be done by sprinkler zone and over time. No decisions were made.

Next meeting will be Thursday, April 22, 2021 at 7:00 pm.