

# SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

## MEETING MINUTES

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**Date:** 04/22/21 **Time:** 7:00 PM

**Location:** Online via ZOOM

**Present:** Jeremy Blocker, President; Tom Frerichs, VP; Michelle Carder, Treasurer; David Ariss, Centennial Property Services; Homeowner: Douglas Henderson

### 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, Michelle seconded – all approved.
3. **Financial Reports** - David Ariss presented the association Balance Sheet and Budget vs Actual report. The balance sheet shows \$22,371.45 in checking and \$20,198.59 in reserves for a total of \$42,570.04. The Budget vs Actual shows the HOA is ahead of budget year-to-date. Michelle made a motion to accept the financial reports, Tom seconded; all approved.
4. **Covenant Violations:** There are currently 35 open violations, many of them still on spring/hold. 2-fence; 4-trash cans; 21 yard; 3 siding/paint; 3 trees; 1 vehicle; 1 miscellaneous.
5. **President's Address** – We were able to complete replacing the mailboxes on Himalaya near the front entrance. We will wait until fall to see if the HOA can afford to do another set this year.
6. **Old Business**
  - The one main problem house has been mostly cleaned up (and out) and appears to be going up for sale soon. The HOA will recoup its legal fees at closing when it does sell.
7. **New Business**
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8. **Homeowners Forum**
  - Michelle brought up that the Republic Trash trucks were driving too fast through the neighborhood today. Dave said he would report it to Republic.

Michelle made a motion to adjourn the meeting at 7:22 pm, Tom seconded – all approved- Meeting adjourned. No Executive Session.