

SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

MEETING MINUTES

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

Location: Online via ZOOM

Present: Tom Frerichs, President, Michelle Carder, Treasurer; David Ariss, Centennial Property Services

Homeowners: Becky Iacono

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

1. David Ariss opened the meeting at 7:03 pm and introduced the Board. He said Jeremy Blocker had resigned the Board as he sold his home and moved out of the neighborhood. The Board appointed Matt Manabat to the Board via email vote. Also via email vote, Tom was elected President and Matt Vice President. Michelle will remain as Treasurer.
2. Tom made a motion to approve the April 2021 minutes, Michelle seconded – all approved.
3. **Financial Reports** - David Ariss presented the association Balance Sheet and Budget vs Actual report. The balance sheet shows \$14,197 in checking and \$20,199 in reserves for a total of \$34,396. Michelle made a motion to accept the financial reports, Tom seconded; all approved.
4. **Covenant Violations:** We closed 17 violations and opened 18 new violations this month. There are currently 35 open violations. 2-trash cans; 23 yard; 7-siding/paint; 1 tree; 1 miscellaneous.
5. **Old Business**
 - The HOA has recouped the legal fees from the main problem house.
6. **New Business**
 - David asked the Board for permission to increase watering at the front entrance. The Board agreed.
 - David said a homeowner had asked about mowing the Conoco-Phillips pipeline easement. The Board feels it is Conoco-Phillips responsibility. David will call Conoco-Phillips to find out why they stopped and will get an estimate for the HOA to pay for mowing it.
7. **Homeowners Forum**
 - Becky brought up prairie dogs getting into homeowner back yards along the Xcel easement. David will call Xcel but suggested homeowners also call as one call most likely will not get the job done.

Michelle made a motion to adjourn the meeting at 7:30 pm, Tom seconded – all approved- Meeting adjourned to Executive Session.