

SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

MEETING MINUTES

Date: 10/28/21 **Time:** 7:00 PM

Location: Online via ZOOM

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

Homeowners: Lauren Trimble

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

1. David Ariss opened the meeting and introduced homeowner guest Lauren Trimble
2. Tom made a motion to approve the July 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 \$1874 in checking and \$15,199 in reserves for a total of \$17,074. Michelle made a motion to accept the financial reports, Tom seconded; all approved.
4. **Covenant Violations:** We closed 19 violations and opened 16 new violations this month. There are currently 36 open violations. 10-trash cans; 14 yard; 6-siding/paint; 2 tree; 2 miscellaneous.
5. **Old Business**
 - The HOA has had to take over the mowing of the Conoco Phillips Easement
6. **New Business**
 - New Sign Law HB1310 – tabled
 - Raise Dues: The Board does not feel it is necessary to raise the dues for 2022.
 - 2022 Budget was reviewed; Tom motioned to approve, Michelle seconded-approved.
 - 2022 Annual Meeting/Election: Tom has found a location to meet in person. Jan27th at 7pm St Paul Pres. Church at the corner of Hampden and Tower. There will also be a zoom option for those that want to attend virtually. Matt Manabat will need to run for his three year term.
 - Possible Dumpster Day – David to ask Becky where the dumpster is from.
 - Newsletter to be sent about annual meeting and general lawn care
 - The next set of mailboxes to be replace are on Himalaya Way across from 3991. We hope to have those done before spring 2022.
 - The front entrance was discussed. The Board feels it looks OK and just needs a light touchup in the spring.
7. **Homeowners Forum**
 - Lauren Trimble asked that we monitor the low tree branches hanging low over sidewalks as they pose a hazard.

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