

SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

MEETING MINUTES

Date: 01/27/22 **Time:** 7:10 PM

Location: Online via ZOOM

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

Homeowners: Lauren Trimble, Becky Iacono

- Tom Frerichs opened the meeting and introduced the board members, management and guests
- Michelle made a motion to approve the October 2021 minutes, Tom seconded – all approved.
- **Financial Reports** - David Ariss presented the association end-of-year Balance Sheet and Budget vs Actual report. The balance sheet shows \$3747 in checking and \$8200 in reserves for a total of \$11,947. David noted that as of today the association accounts totaled \$50,937. Tom made a motion to accept the financial reports, Michelle seconded; all approved.
- **Covenant Violations:** Barbara reported there are currently 27 open violations. They continue to be issues of trash cans and debris. During the summer months landscaping will be the larger number of violations.
- **Old Business**
 - Tom made a motion to fund the replacement of the mailbox bank across from 3991 S Himalaya Way. Michelle seconded. All approved. David will get the order placed.
- **New Business**
 - David noted only one person, Zaldo Christo Immanuel, had indicated an interest in running for the Board. Since Matt Manabat is not running again, the Board made the decision to appoint Zaldo to the open seat.
 - Michelle made a motion to appoint Zaldo Christo to fill the vacancy on the board. Tom seconded the motion – all approved.
 - Michelle made the motion to keep the HOA Board officers as they were, with Tom, President and Michelle as Treasurer. Included in this motion, Zaldo will be VP.
 - Barbara to draft a letter advising owners of the best way to prepare their landscape for summer. After approval the letter will be sent USPS in March with the new annual meeting announcement.
- **Presidents Address**
- Tom reported that the first of the year finances are in better shape than they have been in years. He thanked CPS for the effort of staying on top of the income and expenses as monitoring the neighborhood aesthetics. He is pleased to see that homeowners seem to be taking pride in their homes.
- Next BOD meet will be April 28, 2022. The board will announce that date as a rescheduled Annual Meeting as well since there was not enough for a quorum for today's date.
- **Homeowners Forum**
 - Becky asked about snow on the sidewalks. It was discussed that snow should be removed within a day of a storm. CPS does not always inspect after a snowfall so owners are welcome to send in address where snow and ice have not been removed. A letter will go out to those owners to clear the sidewalks.

Michelle made a motion to adjourn the meeting at 7:38 pm, Tom seconded – all approved- Meeting adjourned to Executive Session.