

SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

MEETING MINUTES

Date: July 28, 2022 7:00 PM

Location: St. Paul's Presbyterian Church

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

- **Meeting Called To Order** at 7:00pm
- **Approval of Minutes** – Tom made a motion to approve the minutes from the April 2022 meeting, Michelle seconded and the motion passed.
- **Financial Reports** - David Ariss presented the association end-of-year Balance Sheet and Budget vs Actual report. The balance sheet shows a total of \$36,000 in both accounts. David noted by the end of the fiscal year there should be approximately \$8700 left in the accounts after all the expenses are paid. Michelle made a motion to accept the financial reports, Tom seconded the motion passed.
- **Covenant Violations:** Barbara reported there are currently 54 open violations. The majority of the violations are because of neglected landscape.
- **Old Business**
 - Tom made a motion to spend \$350 to have legal counsel draft the three newly mandated policies by the state legislature to bring the association into compliance of HB22-1137.
- **New Business**
 - Discussion around replacing the last bank of mailboxes on Ireland Court as requested by homeowners. The cost is expected to be around \$7000 and that expense will need to be budgeted for early 2022 when new funds are available. Michelle asked CPS to contact the vendor and find out if there can be a price hold.
 - Prairie Dogs and Xcel. Discussion regarding how to handle the prairie dog infestation coming from the Xcel open space. This is not an HOA issue to resolve – however CPS will mail letters along with an Xcel claim form to the owners along the open space. Owners may file their claim about the infestation and demand that Xcel remove the vermin.
 - Discussion about the recent fire that was started by fireworks. It required 11 trucks in order to put the fire under control. The police were not able to determine who started the fire as there were a lot of fireworks being sent into the area that night.
 - **Next meeting is October 27th at 7pm at St. Paul's Presbyterian**

Meeting Adjourned at 7:45pm