

# SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

## Annual Meeting Minutes – April 28, 2022

### MEETING INFORMATION

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**Date:** 4/28/22  
**Time:** 7:00 PM  
**Location:** St. Paul's Presbyterian Church  
**Attended:** Tom Frerichs, President, Michelle Carder, Treasurer  
David Ariss, Barbara Ariss, Centennial Property Services  
**Homeowners:** Becky Iacono

### AGENDA

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**Call to Order/Welcome** – meeting was called to order at 7:04pm

- **Introduction of the current members** of the Board of Directors
- **Establish Quorum** – 12 members attended either in-person or via proxy. Because there was not a quorum at the January meeting, the bylaws allow for a second attempt with a quorum requirement of half.
- **Approval of previous Annual meeting minutes** – Michelle made a motion to approve, Tom seconded the motion; all approved.
- **Financial Reports** – David reported the HOA ended 2021 with \$10,580. He also reported that as of today there is over \$56,000. The HOA is in good financial shape. David also presented the year-end Budget vs Actual report showing where the HOA funds were spent. There were no questions. Tom made a motion to approve the financial reports; Michelle seconded; all approved.
- **2022 Budget** – David presented the 2022 Budget. There being no questions, Becky made a motion to approve; Michelle seconded; all approved.
- **Covenant Violations Report** – Barbara Ariss reported there are currently 20 open violations. CPS had mailed out 252 letters in 2021, which is down from the year before. A good sign that owners are taking better care of their properties.
- **President's Address** – Tom reported that the financial health is very good. He is pleased that the Association is able to contribute to the reserves. He thanked CPS for the work being done with the finances and the aesthetics of the community.
- **New Business – Election.** Zaldo Christo was the only homeowner running for the Board. All in attendance voted to elect Zaldo to the Board
- **Old Business - Mail boxes** – Tom reported that the mailboxes on Himalaya Way have been replaced. Over the summer the BOD will look at the two remaining banks of boxes and decide which one should be replaced next. Hopefully it can be pushed into next years budget.
- **Homeowners Forum** – Becky brought up snow shoveling and thanked the HOA for the positive response to letters reminding folks their need to shovel. It was also discussed that CPS should send an email to the owners to encourage them to water their grass and trees. This past April has been the driest on record.
- **Adjourn Meeting** – the meeting adjourned at 7:40 pm  
of the plan

**Meeting adjourned:** 7:55pm