

SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

MEETING MINUTES - UNAPPROVED

Date: October 27, 2022 7:00 PM

Location: ZOOM

Present: Tom Frerichs, President, Michelle Carder, Treasurer; David Ariss-Barbara Ariss, Centennial Property Services. Guests: Becky Iacona and Lauren Trimble

- **Meeting Called To Order** at 7:00pm
- **Approval of Minutes** – Tom made a motion to approve the minutes from the July 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 \$26,000 in both accounts as of the end of September. David noted that the mailbox check had not cleared by the time of the meeting. The 2023 budget was reviewed with no dues increases. Tom made a motion to accept the financial reports and the 2023 budget, Michelle seconded the motion passed.
- **Covenant Violations:** Barbara reported there are currently 41 open violations. Barbara will begin to put the landscape violations on to spring hold. Barbara will contact the investor owners and let them know the violations are not suspended just put on hold.
- **President's Report:** Tom reported that the Association is financially healthy and he is pleased that we do not have raise the dues for 2023. It was also noted that all the capital projects over the last few years have been accomplished and that more money can be allocated to the reserve fund moving forward.

- **Old Business**
 - David reported that the mailbox installation is complete and that now all the mailbox stations in the community have been replaced.
- **New Business**
 - The Annual Meeting date was selected for January 26th at 7pm to be held via zoom. Tom has a candidate to fill the upcoming vacancy of Zaldo Christo. Tom will confirm the owners interest in serving on the board.
 - Becky mentioned that she is happy with the trash collection and that the large item pick ups that are arranged ahead of the normal pick up are very reasonable and suggested that the board email the information to the community.
 - CPS was asked to contact Xcel about a street light that is out.
 - It was noted that the vehicle up on jacks on Himalaya was still in the street. CPS to contact the Arapahoe County Sheriff for removal.

Meeting Adjourned at 7:35pm