

SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

Annual Meeting Minutes – January 26, 2023 - UNAPPROVED

MEETING INFORMATION

Date: 1/26/2023
Time: 7:00 PM
Location: ZOOM
Attended: Tom Frerichs and Zaldo Immanuel
David Ariss, Barbara Ariss, Centennial Property Services

AGENDA

Call to Order/Welcome – meeting was called to order at 7:05pm

- **Introduction of the current members** of the Board of Directors
- **Establish Quorum** – 19 members attended either in-person or via proxy.
- **Approval of previous Annual meeting minutes** – Tom made a motion to approve, Zaldo seconded the motion; all approved.
- **Financial Reports** – David reported the HOA ended 2022 with \$9300 in both accounts. 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; Zaldo seconded; all approved.
- **2023 Budget** – David presented the 2023 Budget. There being no questions, Tom made a motion to approve; Becky seconded; all approved.
- **Covenant Violations Report** – Barbara Ariss reported there are currently 28 open violations. CPS had mailed out 417 letters in 2023. Barbara also reported that she continues to call Xcel about the prairie dog infestation in the easement.
- **President's Address** – Tom reported that dues were not raised for the 2023 fiscal year – however they may will probably be raised for 2024 do to increasing costs. Tom expressed the first priority of this year to increase the reserves. He also mentioned that there were several ARC requests approved this past year.
- **New Business – Election.** Jeff Woods was elected by acclimation to serve a three year term on the board.
- **Old Business - Mail boxes** – Tom reported that all the mailboxes have been replaced.
- **Homeowners Forum** – Owners brought up questions about, covenant enforcement of landscape and home conditions, sign at the neighborhood entrance, the number of cars on the streets and weeds in the back yards. Owners are encouraged to let CPS know violations and to also engage Arapahoe County for issues on county owned streets.

Meeting adjourned: 7:55pm