

SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

MEETING MINUTES - UNAPPROVED

Date: April 27, 2023 7:00 PM

Location: ZOOM

Present: Tom Frerichs, President, Jeff Woods VP and 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 January meeting, Jeff 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 \$54,000 in both accounts as of the end of March. David noted that this is the best financial position the association has ever been in at this date. Tom made a motion to accept the financial reports, Michelle seconded the motion passed.
- **Covenant Violations:** Barbara reported there are currently 37 open violations. Barbara will begin to re-open the spring hold violations and provide the already printed landscape instructions for a healthy lawn.
- **President's Report:** Tom reported that the Association is financially healthy, and he is pleased that the accounts receivable are also at their lowest point in recent history.

- **Old Business**
 - Barbara reported the Xcel has agreed to remove the prairie dogs. The mitigation company is waiting for backordered equipment and should proceed as soon as they receive the materials.
 - Tom and Jeff will be painting the entrance signs when the weather warms up in 4-6 weeks.
 - The board discussed the need to replace some plants at that entrance. Tom made a motion to spend up to \$1000 for new plants, Jeff seconded, and the motion passed.
- **New Business**
 - It was noted by Becky that the bike path concrete at the 4100 block of Himalaya Way has been damaged by the gas company. CPS will contact Arapahoe County about the repair.

Meeting Adjourned at 7:45pm