

SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

MEETING MINUTES - UNAPPROVED

Date: July 26, 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 \$42,000 in both accounts as of the end of June. David noted that the association is \$6000 ahead compared to this time last year. Michelle made a motion to accept the financial reports, Tom seconded the motion passed.
- **Covenant Violations:** Barbara reported there are currently 38 open violations of those 12 certified violation letters with fines.
- **President's Report:** Tom reported that the Association is financially healthy, and he is pleased that the rain gave the community a head start in maintaining landscaping. Hot weather has returned so he expects that grasses and gardens will dry out soon.

- **Old Business**
 - Barbara reported that the contact at Xcel has not been returning calls regarding the prairie dog mitigation. She will continue to reach out for information.
 - Tom and Jeff will be getting to the painting project soon – their schedules were full earlier this season. Tom will purchase a gray waterproof stain to be used on the sign and the utility post.
 - CPS requested a bid to update the entrance landscaping. The contractor shared that they cannot do any planting of new material for a project under \$2000. CPS then asked that the entrance gardens be cleaned of all the weeds.
 - Barbara reported the damaged bike path the Arapahoe County. The repair project is on the list and the County would not commit to a date.
- **Homeowner Forum**
 - Becky and Lauren mentioned a tag car on Himalaya Way. The car should be towed in three days – if not the Sheriff will need to be called with the reminder.

Next Meeting is October 26th

Meeting Adjourned at 7:45pm