

# SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

## MEETING MINUTES - UNAPPROVED

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**Date:** October 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. Guest: Becky Iacona

- **Meeting Called to Order** at 7:08pm
- **Approval of Minutes** – Tom made a motion to approve the minutes from the July 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 \$28,000 in both accounts as of the end of September. The board discussed raising the annual dues to \$325.00. Michelle made a motion to accept the financial reports and to raise the annual dues beginning in 2024, Tom seconded the motion passed.
- **Covenant Violations:** Barbara reported there are currently 14 open violations. The landscaping violations will be suspended for the winter.
- **President's Report:** Tom reported that the Association is financially healthy, and he is pleased that the house that had been a haven for squatters is being renovated.
  
- **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. Barbara suggested that members of the community also call Kyle Lennon 303-881-8853 of Xcel.
  - Tom will be getting to the painting project soon – Tom will purchase a gray waterproof stain to be used on the sign and the utility post.
  - The board asked Barbara to contact Arapahoe County to see if there is a date to repair the broken concrete path in the open space.
- **New Business**
  - The board would like a bid for trimming the trees in the common area along Quincy.

**Next Meeting will be the annual meeting Wednesday January 24<sup>th</sup> at 7pm**

**Meeting Adjourned at 7:45pm**