

SPRING CREEK MEADOWS FILING No.1 HOMEOWNERS ASSOCIATION

MEETING MINUTES - UNAPPROVED

Date: January 25, 2024, 7:00 PM

Location: ZOOM

Present: Tom Frerichs, President, Jeff Woods VP and Michelle Carder, Treasurer; David Ariss-Barbara Ariss, Centennial Property Services. Guest: Lurne Trimble. Seven Proxies were presented, and the Association was not able to establish a quorum. The annual meeting will be rescheduled for April 24th at 7:00pm via Zoom. CPS will send new annual meeting notices and proxies noting the flexible date. This meeting is now a meeting of the board of directors.

- **Meeting Called to Order** at 7:05pm
- **Approval of Minutes** – Tom made a motion to approve the minutes from the October meeting, Jeff seconded, and the motion passed.
- **Financial Reports** - David Ariss presented the association end-of-year Balance Sheet and Budget vs Actual report for the 2023 finances. The balance sheet shows a total of \$2,786 in both accounts as of the end of December. The board discussed moving \$15,000 into the reserve account. Tom made a motion to accept the financial reports and move \$15,000 into the reserve account Michelle seconded, and the motion passed.
- **Covenant Violations** - Barbara reported there are currently 26 open violations.
- **President's Report:** Tom reported that the Association is financially healthy. Tom noted that while it is disappointing that we did not have enough owners to hold the annual meeting – it is believed that owners must be happy with the community.
- **Old Business** - Front entrance gardens. CPS will ask for bids to freshen up the entrance at Ireland Street and Quincy. The board is looking to have the plants removed in the median and cobble added since those plants are subjected to road maintenance and don't thrive.
- **2024 Meeting Dates** – the next meeting date will be April 24, 2024, and will be the annual meeting. Board meetings will be Wednesday July 24, 2024, and Wednesday October 23, 2024.

Next Meeting will be the annual meeting Wednesday April 24, 2024, at 7pm

Meeting Adjourned at 7:40 pm