

## Spring Creek HOA Meeting Minutes

August 10, 2021

1. Quorum is present with: Jonathan, Amie and Andrew, Michelle, Jason, Frank, and Ruth
2. Proxies for Dennis, Tony, and Erica
3. Approval of last meeting minutes: Motion by Andrew, Second by Frank, Passed Unanimous
4. Election of Officers:
  - a. Jonathan nominated Lynn,
  - b. Frank nominated Michelle,
    - i. After review of the bylaws and verification they allow for more than three board members there was a unanimous vote to elect both Lynn and Michelle
5. Budget was reviewed and approved by all
6. Side Note: Lots 7 and 8 were purchased by Josh Kline with the intention of building homes for management staff for his businesses. Lot 10 was purchased by Madison Lawler and Andrew Lewis.
7. Old Business:
  - a. Landscaping and Sign
    - i. There were questions about the decision to build a block wall for a planter around the Spring Creek monument. No one was able to identify the cost of the project. It was agreed that the plans for the planter would be distributed to the members for input on the project. It was noted that Chris Masonry had been contacted to perform the work. IT was also identified that a TMV permit would be needed before work begins.
  - b. Updating By-Laws and Declarations
    - i. Discussed having the Board review the by-laws and any suggested modifications to address proposed changes. The modifications would be sent to the HOA Membership for review and comments prior to final modification and approval.
    - ii. Jonathan suggested the modifications then be Recorded.
    - iii. It is unknown if the modifications need to be approved by TMV and/or the County
    - iv. Jonathan informed us the website is up and running
    - v. Dog Poop was discussed and noted that there is less of it in the neighborhood these days. Fewer dogs too.
8. New Business:
  - a. Drain Pans: Jonathan suggested drainage pans be installed.
  - b. Pavement upgrades: SealCo provided bids to overlay the road
    - i. Patch = \$6,400
    - ii. Seal = \$7,872
    - iii. Total = \$14,272

It was suggested waiting until after construction of new homes in the neighborhood before any major road rehab projects. It was also suggested that we speak to the Town again about possibly taking over the road.

- c. Snow removal costs: Cost are escalating and it is planned to solicit bids in September for the 21-22 winter season. Michelle said she spoke to Finn and he would allow us to blow snow this year with some conditions.
- d. Dues increase: Jonathan suggested we have a dues increase for future road repairs and snow removal.
- e. Parking issues on Roade: It was reiterated that there is no parking on the road, especially in the winter for snow plowing. Jason suggested signage consistent with TMV . Frank noted that the Declarations may not allow us to post signs.

Zoom Timed out and the meeting was stopped without further comment.