

**SPRING CREEK HOMEOWNERS ASSOCIATION
NOTICE OF MEMBERS ANNUAL MEETING:
August 10, 2021 at 5:30 P.M.**

On August 10, 2021 the Spring Creek Homeowners Association will hold a meeting from 5:30 P.M. to 7:30 P.M.

If you are unable to attend the meeting you may submit a proxy. A proxy holder need not be an Owner.

The proposed agenda is as follows:

1. Commence meeting/roll call/determination of quorum/verification of proxies.
2. Proof of notice of meeting or Waiver of Notice.
3. Review/acceptance of minutes of last general meeting (December 17, 2019).
4. Election of open board seat.
5. Update and review of financials-budget, P&L, etc.
6. Old Business -
 - Planter - plants, permitting & finish sign,
 - website, dog poop,
 - Bylaws & Declaration revisions
7. New Business -
 - Drainage issues
 - Increase cost of snow removal in future
 - Dues increase
 - Parking issues on road - 'no parking' sign?
 - Online banking and change of banks
 - Solar panels on individual residences
 - Landscaping installation: permission, liability
 - Multiplex buildings within HOA
 - Bookkeeping transition end of 2022
 - Other
8. Adjourn

LIMITED PROXY FORM

The undersigned, owner(s) or designated voter of unit No. _____ in Telluride Spring Creek Homeowners Association, appoints:

(name of proxyholder)

as my proxyholder to attend the annual meeting of the members of **Telluride Spring Creek Homeowners Association**, to be held **Tuesday, August 10, 2021 at 5:30 P.M.** The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

_____ I specifically authorize and instruct my proxy to cast my vote in reference to the matters as I have noted them on the attached agenda.

_____ I authorize and instruct my proxy to use his or her best judgement on all other matters which properly come before the meeting and for which a general power may be used.

Date: _____ Signature: _____

Substitution of Proxyholder

The undersigned, appointed as proxyholder above, designates _____ to substitute for me in voting the proxy as set forth above.

_____ Date: _____
(signature of proxyholder)

THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

Spring Creek HOA Members Annual Meeting

December 17, 2019

5:30pm @ Mountain Village Town Hall

Members Present : Frank Hensen, Erica Jurecki, Jonathan Greenspan, Bill Miller

Members by Phone: Jason Baldy, Amy Tokarz, Dennis Baerwald

1. Meeting Called to order at 5:30pm. Proxies were verified. Jonathan serves as proxy for Tony & Eric , Frank proxies for Michelle
2. Proof of notice of meeting was verified
3. PAST MINUTES from 3/7/19: Minutes reviewed. No additions or deletions. Amy motions to approve, Jonathan Seconds. All in favor. Minutes approved
4. OPEN BOARD SEAT – Dennis' term is up. Multiple folks declined the nomination. Discussion was tabled at 5:50pm and returned to later in meeting. Frank is nominated. Erica motions to approve. Bill seconds. All in favor. Frank elected to board seat. If Frank's property sells, Erica offers to step into his position.
5. UPDATE AND REVIEW OF FINANCIALS: 2019 Budget and Balance Sheet reviewed. 2020 Budget reviewed and discussed. Frank motions to approve budget. Amy seconds. All in favor. Budget approved.
6. OLD BUSINESS-
 - a. Snow Removal- using San Juan Landscapes this year. Estimated costs reviewed approximately \$800 x 5 months=\$4000 for base cost. With extra services charged as needed. Discussion ensued on individual opinions and feedback on how it's going. All agree overall objective= to reduce stockpiling of snow through large scale cleanup every 2-4 weeks, to prevent impact on structures in any way. Jonathan reports that tomorrow, 12/18 , there will be a large scale moving of the piles of snow. Asking all vehicles to be out of the way.
 - b. Website- "godaddy" site has gone down. Erica recommends reaching out to ASAP for possible website maintenance. Amy will check into it. Any other help with website resolution is appreciated.
 - c. Beavers (and thistle/weed maintenance)- Jonathan has been working hard, utilizing outside help when necessary to address these issues. Will provide receipts to officers for reimbursement approval.
7. NEW BUSINESS-
 - a. Frank brought up questions about avalanches of snow being prevented by snow fences. Jonathan mentions that this could be a requirement of new construction
 - b. Frank asks who approved remodel of #1 Spring Creek. Board officers did. Frank worries that declarations may be violated. Input given by all. Declarations will be reviewed.
 - c. Other bylaw issues brought up— parking on road, parking spots, grills, satellite dishes, etc. Lengthy discussion occurs. All agree that conversations need to be had with all members regarding bylaws. Officers will meet to discuss declarations/bylaws. All members will be consulted before any changes are made.
8. MEETING ADJOURNMENT 7:30pm Bill motions, Frank seconds. Meeting adjourned at 7:30pm

NEXT MEETING: Tentatively planned for December 2020.

Spring Creek Homeowners Association
Profit & Loss Budget Overview
 January through December 2021

2021 DRAFT

	Jan - Dec 21
Ordinary Income/Expense	
Income	
HOA Dues	11,200.00
Total Income	11,200.00
Expense	
Landscaping	1,000.00
Accounting	
Bookkeeping	1,800.00
Tax Accounting	460.00
Total Accounting	2,260.00
Discount	
Fees	1,280.00
Insurance	45.00
Insurance-D&O	125.00
Insurance-Liability	260.00
Total Insurance	385.00
Office supplies	19.00
Postage	11.00
Snow Removal	3,800.00
Website Development & Hosting	750.00
Total Expense	9,550.00
Net Ordinary Income	1,650.00
Other Income/Expense	
Other Income	
Interest income	0.00
Total Other Income	0.00
Other Expense	
Reserves Transfers	1,650.00
Total Other Expense	1,650.00
Net Other Income	-1,650.00
Net Income	0.00

2020

Spring Creek Homeowners Association
Profit & Loss Budget vs. Actual
 January through December 2020

	Jan - Dec 20	Budget
Ordinary Income/Expense		
Income		
HOA Dues	11,200.00	11,200.00
Total Income	11,200.00	11,200.00
Expense		
Reconciliation Discrepancies	-0.94	
Landscaping	250.00	
Accounting		
Bookkeeping	1,725.00	1,500.00
Tax Accounting	495.00	250.00
Total Accounting	2,220.00	1,750.00
Discount		
Fees	1,600.00	2,240.00
Insurance	43.00	50.00
Insurance-D&O	125.00	125.00
Insurance-Liability	260.00	275.00
Total Insurance	385.00	400.00
Misc expense	810.32	
Office supplies	44.94	20.00
Postage	16.50	20.00
Snow Removal	4,000.00	4,200.00
Website Development & Hosting	0.00	250.00
Total Expense	9,368.82	8,930.00
Net Ordinary Income	1,831.18	2,270.00
Other Income/Expense		
Other Income		
Finance Charges	20.02	
Interest income	6.12	
Total Other Income	26.14	
Other Expense		
Reserves Transfers	2,270.00	2,270.00
Total Other Expense	2,270.00	2,270.00
Net Other Income	-2,243.86	-2,270.00
Net Income	-412.68	0.00

1:16 PM

07/29/21

Accrual Basis

Spring Creek Homeowners Association

Balance Sheet

As of July 29, 2021

	Jul 29, 21
ASSETS	
Current Assets	
Checking/Savings	
Wells Fargo Chkg #0534-553797	6,560.59
Wells Fargo Svngs #3547-232888	43,925.13
Total Checking/Savings	50,485.72
Accounts Receivable	
Accounts Receivable	-596.66
Total Accounts Receivable	-596.66
Total Current Assets	49,889.06
TOTAL ASSETS	49,889.06
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	17,915.50
Retained Earnings	29,331.68
Net Income	2,641.88
Total Equity	49,889.06
TOTAL LIABILITIES & EQUITY	49,889.06