



Springcreek HOA Annual Meeting

Monday, September 22, 2025

6:00 PM - 7:00 PM

Derby Public Library - Community Room

Agenda

- I. The Springcreek HOA Annual Membership meeting was called to order by Tara Parker at 6:01PM.
- II. Current board members were introduced: Tara Parker, President, Galen Pape, ARC Chair, and Brian Smith, Member-At-Large and representing the Springcreek Lake Committee.
- III. City Council Ward IV Representative, Larry Gould, was introduced. Mr. Gould offered no presentation but to be available following the meeting regarding any questions. Several questions were presented from the HOA membership in attendance from the timing of traffic lights on Rock Road to the turn lane at Osage Road and Rock Rock. Mr. Gould offered that there was a study taking place regarding the traffic lights. Many of the questions could be directed to the city engineering department and/or Derby Police Department.
- IV. City of Derby Director of Parks, Steve White, presented information regarding the city parks master plan. Highlights from the presentation included the second phase of Dekarky Park and additions to High Park. Additions to the Skate Park were, also, mentioned. Questions and concerns expressed to Mr. White included plans for the Springcreek City Park. No improvements or changes are included in the parks master plan from the city due to parking and cost. All plans discussed by Mr. White was detailed as being available to the public at no cost for daily use. City of Derby HOA Liaison, Judy Morris, presented information regarding the importance of her position to connect the city to the community as the first point of contact. Part of her role included creating and presenting an HOA Board workshop earlier this year along with scheduling other events for HOA boards to connect. Mrs. Morris shared National Good Neighbor Day is Sunday, September 28th, which is a day to encourage neighbors to engage. Mrs. Morris discussed the new watering schedule approved by the City of Derby as Tuesday, Thursday, and Saturday from 6:00 PM through 10:00 AM. Mrs. Morris encouraged participation in the Annual Halloween Decorating Contest and to attend the final Third Thursday at Dekarsky Park.
- V. City of Derby Police Department Officer Jason Sanderholm introduced himself as the Four Beat second shift officer working from 2:00 PM to Midnight. Officer Sanderholm advised to limit the time deliveries stay on porches as individuals will follow delivery trucks around to steal packages immediately following delivery. It was advised to not leave valuables in vehicles and to lock all vehicles to avoid theft overnight. Officer Sanderhold shared that Four Beat is Rock Road and everything east of Rock Road from north city limits to the south city limits. Officer Sanderhold did state that in order to have an officer respond to a report 9-1-1 is the number to call.
- VI. The financial status of the HOA was presented by Tara Parker and included the following details:
 - A. HOA Checking Account Balance: \$25,740.19
 - B. HOA Saving Account Balance: \$25,242.80
 - C. Springcreek Lake Committee Account Checking Balance: \$798.47

D. PayPal Account: \$240.00 (to be transferred to HOA checking account)

E. Expenses: \$1,120.00

1. This amount reflects the September 2025 lawn care invoice

F. Outstanding Dues: \$15,126.42

A request to provide detailed expenses and income was made by a member of the HOA.

Discussion continued regarding whether to post the financial information on the HOA Facebook group page or on the HOA website. The result of the discussion is to post information to the HOA website.

A question was presented as to the reason for the amount of outstanding dues. Tara Parker stated she had not been working to pursue the outstanding dues this year stating that this would be a focal point going forward as personal situations prevented her from doing so. A concern for the validity of the outstanding dues was presented as a member of the HOA stated they received an invoice for 2025 dues. Tara Parker explained the oversight in recording dues from PayPal created confusion in dues that were paid versus not paid. With the response to the second round of dues, this error has been reviewed and corrected.

A question was presented as to the tracking mechanism of the dues. Tara Parker stated that Freshbooks was the accounting program currently in use to invoice and record dues. A member of the HOA suggested using a separate spreadsheet to track the dues in addition to the accounting program along with an audit of the HOA.

Another question presented regarding the penalty for not paying dues. Tara Parker stated that there is a fine defined by the governing documents for unpaid dues. Tara Parker continued to state that in the past, reaching out to homeowners regarding dues has been effective in collecting dues. An HOA member mentioned filing liens and Tara Parker stated that liens are only effective when a home sells. Galen Pape recognized the numerous HOA members in attendance and the need for more talent on the board to work to support the HOA needs. A comment was made from an HOA member all the governing documents are to be followed as written rather than picking and choosing. Galen Pape stated some covenants are not legally enforceable creating difficult situations for covenant enforcement.

VII. Commons Area Maintenance

A. *This subject was not included in the meeting due to time.*

VIII. Covenants

A. The conversation continued regarding the previous attempts to update the covenants.

Discussion continued between previous board members regarding the attempts, efforts, and process for changing the covenants. It was recognized that there are multiple covenants for one HOA, creating inequality of expectations between all homes in the HOA.

The new website was shared as the governing documents are available for public review: springcreekderby.org

The previous website (springcreekderbyhomes) is no longer in use.

Discussion continued regarding the HOA's inconsistent covenants and their variance from more recently built HOAs.

IX. Social Committee - Crystal Dawson

A. Crystal Dawson, Social Committee Chair, talked about the annual Santa event. The event is available to all HOA members and the children they bring. The event includes a visit from Santa and Mrs. Claus, snacks, drinks, arts and crafts along with pictures. This year the event is scheduled for the first Saturday in December. More information to follow.

X. Board Seats

- A. Tara Parker requested nominations and/or volunteers for the HOA board of directors. Crystal Dawson volunteered as secretary. Tara Parker stated that only the directors would be voted on tonight and officers (or positions) would be determined at the first board meeting. Steve Shook was nominated. Tracey DiGregorio was nominated. Tracey's position was seconded. Darla Wigart was nominated as treasurer. Tara Parker stated only board members would be voted on and positions (or officers) would be determined by the board at the first board meeting.

A question regarding the needed positions was presented by a member of the HOA. Tara Parker detailed the president, vice president, secretary, treasurer, and member-at-large, which is often the architectural control committee chair are the current positions or officers on the board. Tara Parker further stated the vice president had been the member of the board who performed in a vendor management capacity specific to the lawn care contacts. Tara Parker stated more people on the board would be ideal to create committees that supported each board position.

Galen Pape, Brian Smith, and Tara Parker were nominated. The nomination was seconded.

Discussion regarding how the board directors and board officers are voted by the HOA. Bill Priebe was nominated for vice president.

Tara Parker called for all nominated members to stand.

A question regarding who was performing as secretary to record the minutes was presented by a member of the HOA. Tara Parker stated the meeting was being recorded so that minutes could be put together later.

All nominees were asked to state their first and last name:

Tracey DiGregorio

Steve Shook

Bill Priebe

Darla Wigart

Brian Smith

Galen Smith

Tara Parker

It was stated by Tara Parker that while there are five positions (officers) on the board, it was recommended that all volunteers and nominees be accepted to serve on the board. A discussion continued regarding the number of positions and corresponding committees. Tara Parker offered the present HOA membership to determine who serves on the board. Discussion continued regarding the governing documents identifying the use of secret ballots for a board of directors vote. Tara Parker stated in previous years, the HOA membership in attendance preferred a vote by raising hands.

Discussion ensued regarding the governing documents specific to the board seats allowed per the HOA bylaws.

A comment from an HOA member offered agreement with all nominations being accepted to serve on the board with committees created to support the board officers.

Discussion continued regarding board position and HOA meeting attendance as confusion was presented about understanding and belief of what was to take place during the annual meeting. Discussion included the process for secret ballot as per the governing documents including proceeding with a secret ballot. Galen Pape stated that more than five need to be on the board to include anyone who wanted to serve on the board could do so. Galen Pape went on to state that all were available to vote and asked if there was

anyone present that someone does not want to see serve on the board. No opposition was presented.

Brad Oetting volunteered to serve on the board.

Discussion continued regarding processes that have taken place based on the governing documents and specific issues such as the pandemic.

A comment from a HOA member was to nominate the board members and then the HOA can appear at the next board meeting to voice opinions there.

A comment of potential concern was made that Tara Parker owns a lot/property in the HOA but does not live in the HOA. Tara Parker stated though she is not living in the HOA she has a vested interest as a property owner in the HOA.

Discussion continued about the process of voting and determining board positions (*officers*). An HOA member read from the bylaws stating that the annual meeting determined the board of directors and at the first meeting of the board of directors, the officers would be elected.

It was identified that that number of officers was determined by the governing documents but the board of directors was determined at the HOA meeting.

Michael Worsley volunteered to serve on the board.

Richard Pinnick moved that all named individuals to the board be accepted. A second followed. Tara Parker called for a vote. By a show of hands, a majority was identified.

Tara Parker called for all new board members to quickly meet after the HOA meeting for next steps.

XI. Meeting adjourned at 7:10 PM.