

Annual membership

meeting Minutes

**Date:** September 13, 2021

**Time**: 6:30 PM – 8:00 PM

**Facilitator**: HOA President, Linda Sessions

# **In Attendance**

Board of Directors:

|  |  |
| --- | --- |
| President: | Linda Sessions |
| Vice President: | Cindy Beden |
| Treasurer: | Tara Parker |
| Secretary: | Tara Parker |
| ARC Chair: | Galen Pape |

Thirteen homeowners attended the annual membership meeting. Including the board, 5% of the Springcreek HOA membership was in attendance.

# Welcome

Linda Sessions opened the annual membership meeting by welcoming the homeowners.

# Board of Directors Introduction

The board of directors was introduced along with special guest Office Gary Palmer of the Derby Police Department.

# Special Guests

Officer Gary Palmer introduced is several police officers assigned to 4 Beat (aka Beat 4 on website). Springcreek HOA is in this beat. Officer Palmer reported the following:

* Five burglaries
* One suspicious activity of a person jumping fences
* Theft in Springcreek apartments

The following tips were offered by Officer Palmer:

* Lock vehicles at all times and park in driveway, if possible
* Remove any valuables from site (anything could be considered valuable)
* Keep garage doors closed at night

Questions to Officer Palmer:

What to do about “ding dong ditch” activity?

*Call 9-1-1 or 4 Beat team (788-3093) to report the activity. There is a communication plan in place to report these concerns to the school resource officer (SRO). The SRO then monitors the trends and talks to the students, staff, and faculty at the schools in Derby.*

Can Derby Police Department evaluate residential homes for safety advice?

*The Derby Police Department offers a Community Education Program on the City of Derby website providing residents with tips and advice for keeping a home safe.*

When going out of town can Derby Police keep an eye on a home?

*Yes; on the City of Derby website, under the Derby Police page there is a Vacation Watch request that can be submitted. This will send notice to the police department to provide more patrols in the neighborhood.*

Derby Police Department can be reached by calling 9-1-1 (for emergencies) or 788-3093 to contact a 4 Beat officer directly.

# Treasurer’s Report

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Checking | Savings | Tendercare  (paid YTD) | Water  (paid YTD) | Electric  (paid YTD) |
| $31,689.95 | $52,034.89 | $23,562.50 | $1,517.08 | $727.68 |

Details pertaining to homes in arrears was not immediately available.

One outstanding amount has been removed from the books as the house sold and a balance was paid.

# Architectural Change Committee Report

Most of the changes in the neighborhood that required approval were:

* Roofs
* Fencing
* Siding replacement

# Landscaping Report

Tendercare is the current grounds maintenance provider and their contract will expire before the spring of 2022. The board will be sending request for quotes (RFQ) out in October and award a new contract to start in the spring. Currently, Tendercare provides mowing and irrigation service and will provide other services, such as landscaping care, upon request. Tendercare had been awarded and fulfilled additional contracts this year to update the Valley Stream entrance, Zachary entrance, and Willow Creek entrance.

# Springcreek HOA Ponds and Creek

A PowerPoint presentation was provided by the board with information regarding the creek and two retention ponds in the Springcreek HOA. Here are the takeaways:

* Springcreek HOA does not own nor have right to the ponds or creek in the HOA
* No HOA funds can be used to help with maintenance, care, repair, or updating of the ponds or creek
* There is a FEMA floodplain that encompasses the ponds and the creek
* Homeowner property lines do not stop at the water’s edge but rather extend further into the pond and/or creek
* The HOA owns two small parcels of water/land on Countryview, south side culvert of the larger pond
* Nothing an be anchored into the pond be it permanent, semi-permanent, temporary
* Homeowners are responsible for the care of their respective water line and/or pond/creek

# Proposed Covenants

The proposed covenants did not pass. Only 26% of the HOA responded to the vote. All current covenants will remain in effect. There is a possibility for each addition to add an amendment to their exclusive set of covenants. The board is creating a process for this and will provide this to the HOA once available.

# Board of Directors’ Elections

Three seats on the board are available. Tara Parker and Galen Pape opted to retain their positions. A call for nominations was presented to the membership. Nominations included:

Linda Sessions – Declined contingent upon number of nominations

Tyson Buffington – Accepted nomination

Darin Walker – Accepted nomination

Kelli Meyer – Accepted nomination

Bill Tabing – Declined nomination

Michael Wigart – Decline nomination

Accepted nominees were written on a piece of paper and membership was directed to check the name of individuals to serve on the board.

Voting Results:

Tyson Buffington – Win

Darin Walker – Win

Kelli Meyer – Win

Tara Parker – Retained

Galen Paper – Retained

The new board members will be contacted by Tara Parker viapring email to schedule first board meeting.

# Adjourned

The meeting was adjourned with thanks to the attendees and guests.

# New Business

* Recap of Back to School night – September 9
* Parent Education Programs – Counselors
* Teacher Grants Application Process –   
  School Principal

# Committee Reports

* Membership
* Volunteers
* Newsletter
* Computer Support

# Announcements

Enter Announcements

# Next Meeting

Date | Time, Location

Motion to adjourn was made at 9:00 p.m. and was passed unanimously.