

SPRINGCREEK

Date: December 15, 2025

Time: 6:00 pm

Location: Derby Public Library

I. Call to Order/Attendance

Present:

- Bill Priebe – President
- Steve Shook – Vice President
- Darla Wigart – Treasurer
- Crystal Dawson – Secretary / Social Committee
- Galen Pape – Member at Large/Architectural Committee Lead
- Brianna Rhodes - Lake Committee Secretary
- Tracey DiGregorio - Accountant Volunteer/HOA member
- Michelle Pinick - HOA member
- Richard Pinick - HOA member

Meeting called to order at 6:00 pm by President Bill Priebe.

Bill highlighted the success of the “Springcreek with Santa” event, thanking Crystal and Cindy.

II. Meeting Etiquette

President Bill Priebe outlined 10 meeting rules:

- No side conversations
- No technology unless necessary
- Be punctual
- Be prepared

- Speak so everyone can hear
 - Take turns speaking
 - Follow the agenda
 - Ask questions during relevant agenda items
 - Be respectful
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III. Approval of Minutes

- October reviewed and corrected.
 - November minutes reviewed
 - Both sets of minutes approved by board vote
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IV. Financial Report

- Tracey explained everything done to create and update records back to 2021 in FreshBooks so we can balance everything up to current. We are not quite there yet.
- Treasurer Darla Wigart presented the monthly updated expense report and account balances.
- Darla noted that they have been working in FreshBooks to review, organize, and balance the association's financial records.

Expense Report Total (11-17-2025–12-15-2025)

Total Expenses: \$775.26

Bank Account Balances (12-15-2025)

- **HOA Checking:** \$20,097.99
(Not yet balanced in FreshBooks)
- **Savings:** \$25,249.16
(Balanced in FreshBooks)
- **Lake Checking:** \$1,218.74

Past Due Assessments

- **Total Past Due: \$10,615**
(Some homes are up to 5 years behind on payment.)

Financial Reconciliation:

- 2024 and 2025 financial records being reconciled
- All bank accounts now connected
- Savings and Lake accounts fully reconciled
- Checking account reconciliation pending one deposit

PayPal and Invoicing

- Discussed PayPal fee management
 - Recommendation to use “Family and Friends” option to avoid processing fees
 - Noted limitations with FreshBooks invoicing system and the possibility of switching back to QuickBooks next year.
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V. Insurance and Budget

Quotes

- Quotes being gathered from multiple insurance providers
 - Discussion on potential dues increase to cover rising expenses
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VI. Committee Updates

Lake Committee

- Discussed need for clear financial documentation
- Need to ensure timely lake treatment payments
- Discussion on increasing lake dues in 2026 based on cost of yearly treatments and needing a reserve amount in account in case more fish or additional weed treatments are needed. Lake committee to advise ASAP on new amount for 2026

Compliance Committee

- Discussed potential enforcement of covenant rules
 - Addressing issues like commercial vehicle parking and property modifications
 - Went over covenants on vehicles, boats, recreational vehicles, and trailer storage on property. Discussed differences between personal and work vehicles.
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VII. Communication and Community Engagement

- Discussed improving communication, including potential Spanish translations for documents
 - Consideration of note in with invoices to remind residents of covenant rules
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VIII. Next Meeting

The next HOA Board Meeting will be held:

Tuesday, January 20th at 6:00 PM

Location: Derby Public Library

IX. Adjournment

The meeting adjourned at **7:24 PM**

Minutes recorded - Crystal Dawson, Secretary