



SPRINGCREEK HOA

REGULAR BOARD MEETING

Monday, Sept 26, 2022, 6:00PM – 7:00PM

Derby Public Library

Agenda:

- I. Open meeting – Tara Parker
- II. Attendance
 - a. Present: Galen Pape, Tyson Buffington, Tara Parker
 - b. Absent: Kelli Meyer, Darin Walker
 - c. Several members of the Springcreek HOA
- III. Announcements – Tara Parker
 - a. HOA meeting next month
 - b. Intro of Bryan Smith, a lake owner
- IV. Special Guests / HOA Members –
 - a. Bryan Smith, along with several HOA members who own lake property, presented a sub-committee idea to the board. The sub-committee would be responsible for managing the lake on behalf of all lakefront and lakeview homeowners in the 6th addition of Springcreek HOA. Bryan Smith asked for support from the board by adding an additional line item to the annual dues invoice, collect the lake committee dues and turn those dues over to the lake committee to manage the lake. The lake experiences unwanted growth poses negative impact to the lake including fish kills. This lake committee would require no financial support from the HOA but would require administrative tasks in order to collect and turn over the dues to the lake sub-committee. To allow for transparency the president of the lake committee would need to serve on the HOA board.
 - i. Tara Parker motioned to accept the proposal for the lake committee, Galen Pape seconded the motion. The motion carried with unanimous vote of 3 - 0.

- V. Treasurer's Report –
- a. HOA Checking account: \$27,978.26
 - b. HOA Savings account: \$52,040.53
 - c. Outstanding dues: \$3,799.99 (made up of 25 accounts; 8 accounts 2 years, 17 accounts 1 year)
- VI. Landscaping Report
- a. Working to correct electric problem at Valley Stream – electrician has been to inspect the entrance
 - b. Willow Creek and Zachary entrances have timer box issues being corrected
 - c. Suburban has suggested to have the wells inspected for filter issues due to numerous sprinkler concerns
 - d. City of Derby reminded all HOAs of requirements regarding walkways and tree branches or other obstacles. Suburban will clear any necessary walkways.
- VII. ARC Report
- a. New roof – approved
 - b. New roof – approved
 - c. Fence maintenance/repair – approved
 - d. Addition of cement slab to existing driveway - approved
- VIII. Covenant Conversation
- a. Picket fence –
 - i. In a previous meeting, the board had voted to have a homeowner remove a picket fence that was installed without submitting paper work. The homeowner proceeded to obtain quotes and move forward with the process when the board was presented with the challenge of what a “picket fence” is by another homeowner. This challenge was accompanied with research that offered a “picket fence” is a more broad term despite its “traditional” appearance. The board revisited the decision and tabled the matter in favor of investigation of a picket fence.
 - ii. Discussion regarding the picket fence included information from three real estate agents and two fencing experts. Three real estate agents (Dan Madrigal, Austin Graves, Cindy Crain) were consulted about the impact to property value a picket fence would have on an area. All three agents advised that a picket fence does not negatively impact property value. It was further advised that chain link fences are not ideal and can impact property value and that fences in disrepair can impact property value.
 - iii. Two fencing experts, Travis Whitebird (a Springcreek resident) and Empire Fencing were consulted as to the definition of a “picket fence”. Both advised that the definition of a picket fence per Google is one they

would agree to. This definition states that any wooden vertical slats held together by one or two horizontal slats is a picket fence. This qualifies every wood privacy fence in the HOA as a covenant violation.

- iv. The covenants, written back in the late 80s and 90s do not define a picket fence. The current covenants only state that chain link and picket fences are not permitted.
- v. Discussions continued that other fencing material could be used without any say on the board's part except to protect property value. Unlike other more current covenants, the Springcreek covenants do not provide a scope of what a fence should be such as height, material, construction.
- vi. Other parts of the covenants were identified as being too specific such as approved roof shingles and specific paint names for the duplexes. This is problematic as neither of these names are available as the names have changed.
- vii. It was further identified that some covenants cannot be legally enforced such as the antennas. The covenants do not permit them but that is not something the board can enforce as there is federal protection.
- viii. Tara Parker motioned to approve the picket fence being that the covenants, as they stand today and as defined by the experts specifically to the picket fence, cannot be enforced and being that the fence poses no negative impact to property value. Tyson Buffington seconded the motion. The motion carried 3-0.

b. Trailers -

- i. A trailer has been regularly parked in the HOA. Tara Parker has made contact with the homeowner a few times regarding the effort to park the trailer behind the fence. Tara Parker will follow up.
- ii. Another trailer has, also, been parked in the HOA and Tara Parker will send a note to the homeowners.

c. ARC Form sharing –

- i. Tara Parker presented a request from a homeowner regarding ARC forms. The request was to be able to see ARC forms as submitted by homeowners. Concerns were expressed as to the level of sensitivity included in the information as homeowners will often include contractor quotes or personal information. It was offered that instead of providing the information that a list be shared monthly as to what the ARC has approved.

IX. HOA annual meeting –

- a. The HOA annual membership meeting will be held Monday, October 17, 2022 from 6:00 PM to 7:30 PM at the Derby Welcome Center on Mulberry Street. All residents and homeowners are invited to attend.

X. Meeting close

- a. Tara Parker motioned to adjourn the regular board meeting of the Springreek HOA. Tyson Buffington seconded. Motion carried 3 – 0.

Unapproved